

Riverside 98849

ZIP code · WA · Washington > Okanogan County > Riverside

BUYER'S MARKET

\$235K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

14

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



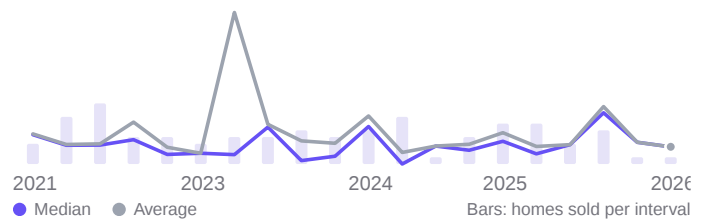
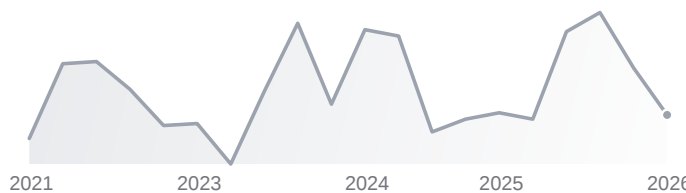
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$220K · Average \$220K

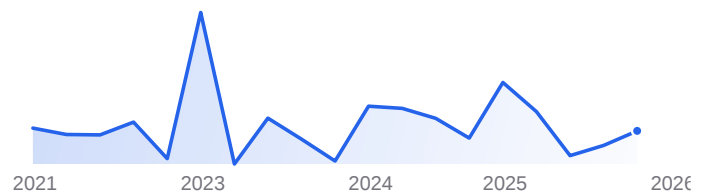
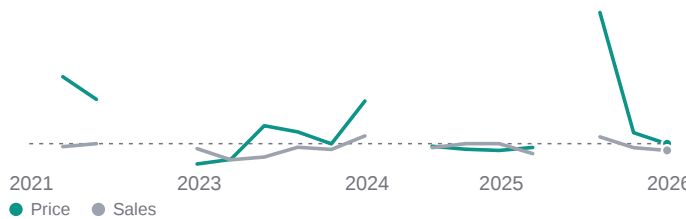


Growth (year over year)

Price -0.4% · Sales -17.6%

Price per square foot

\$172/ft²



Sale premium vs estimated value

+151.9%

Annual turnover (share of homes sold)

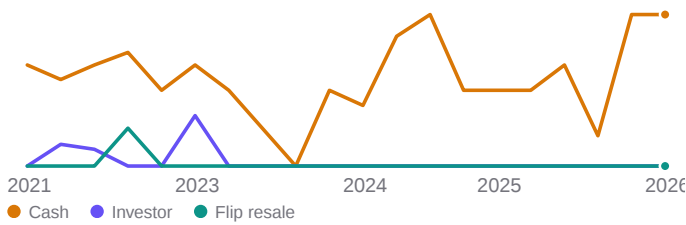
3.2%



BUYERS & OUTCOMES

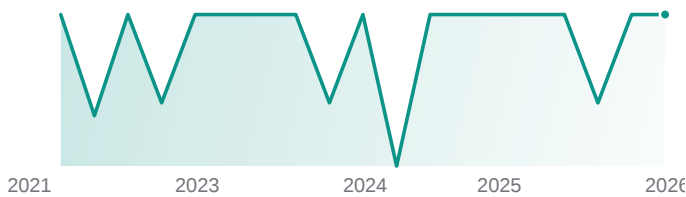
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



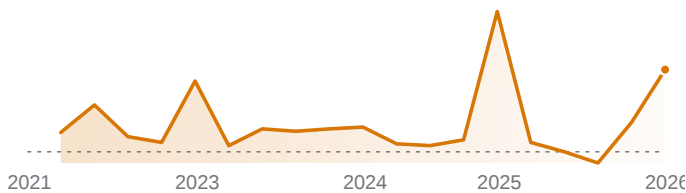
Sellers who sold at a gain

100%

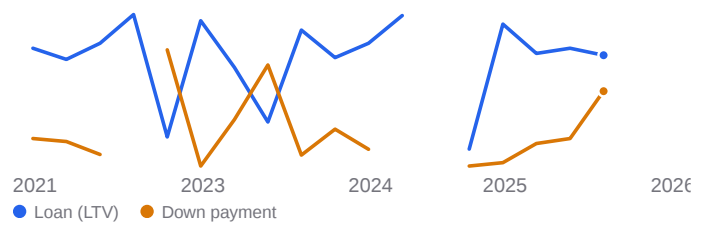


Median annualized return at resale

+28.9%

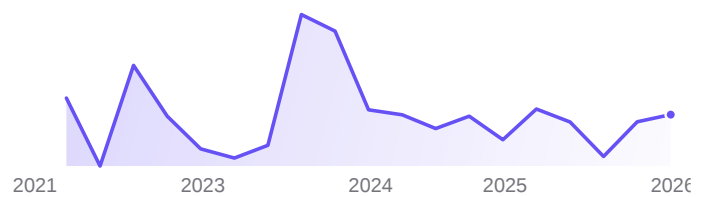


Financing (share of purchase price) Loan (LTV) 75% · Down payment 51%



Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	439
Median value (AVM)	\$268K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1996
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.4%
Owner occupied	38%
Company owned	11%
Median loan-to-value	0%
Typical ownership tenure	13.9 yrs

COMMUNITY

Population	2,442
Density	11 / mi²
Median household income	\$51K
Average household income	\$67K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	88
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	13.5%
Unemployment	1.7%
Average temp	44°F
Annual precip	16 in
Sunshine	54%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.