

Yakima 98901

ZIP code · WA · Washington > Yakima County > Yakima

BUYER'S MARKET

\$348K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

227

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



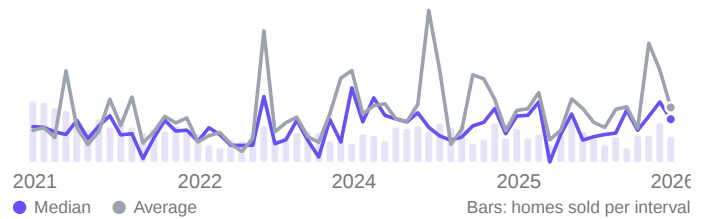
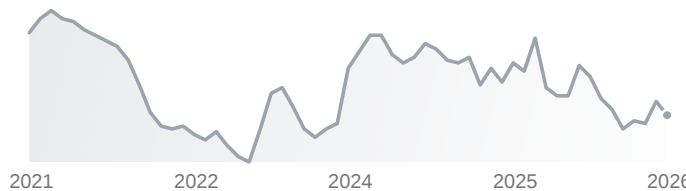
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$328K · Average \$363K

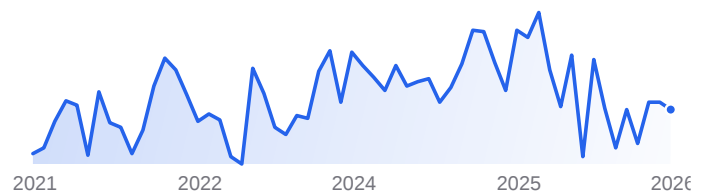
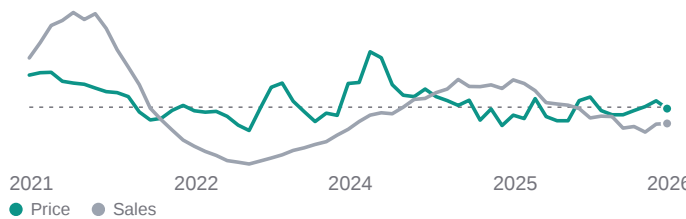


Growth (year over year)

Price -1.2% · Sales -13.4%

Price per square foot

\$190/ft²

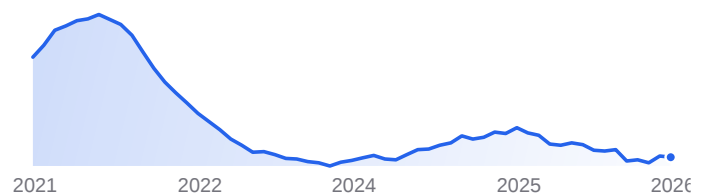
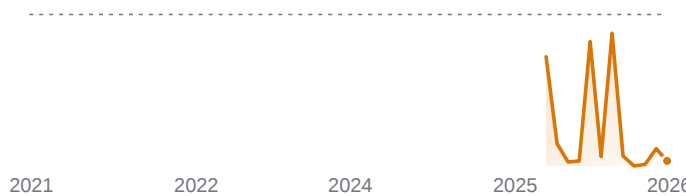


Sale premium vs estimated value

-15.6%

Annual turnover (share of homes sold)

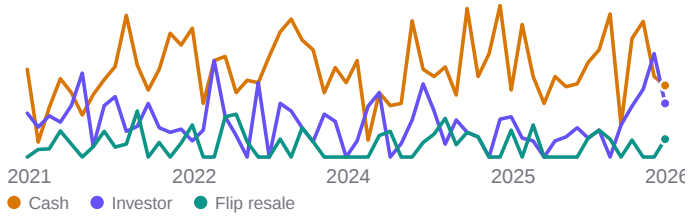
2.7%



BUYERS & OUTCOMES

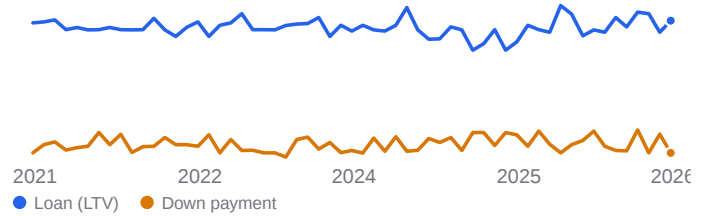
Buyer mix

Cash 22% · Investor 17% · Flip resale 5.6%



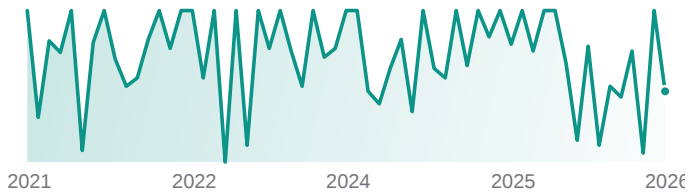
Financing (share of purchase price)

Loan (LTV) 102% · Down payment 5.2%



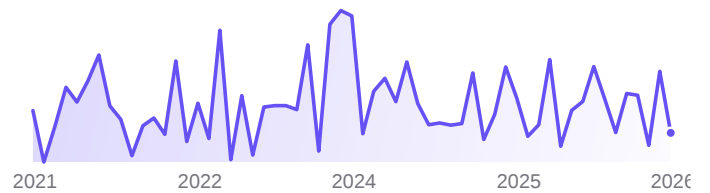
Sellers who sold at a gain

87%



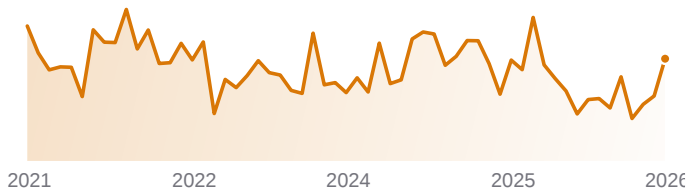
Typical hold before selling

6.1 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,498
Median value (AVM)	\$290K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1974
Single family	76%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	8.0%
Median loan-to-value	40%

Typical ownership tenure

11.5 yrs

COMMUNITY

Population	32,085
Density	502 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	97
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	18.3%
Unemployment	1.7%
Average temp	49°F
Annual precip	10 in
Sunshine	51%

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