

Yakima 98902

ZIP code · WA · Washington > Yakima County > Yakima

BUYER'S MARKET

\$328K

MEDIAN SALE PRICE

-15.6%

1-YR CHANGE

438

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



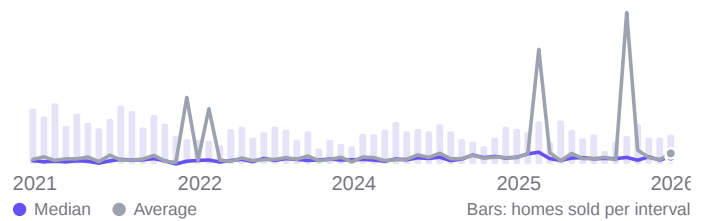
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$350K · Average \$407K

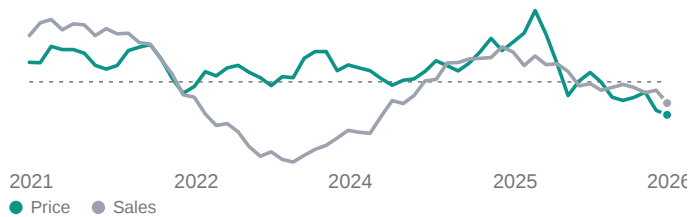


Growth (year over year)

Price -15.6% · Sales -10.1%

Price per square foot

\$216/ft²

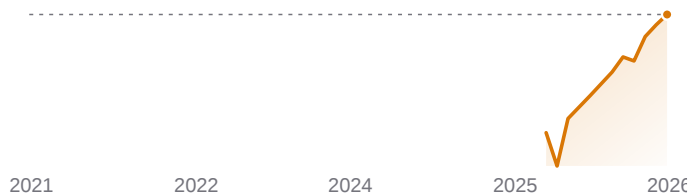


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

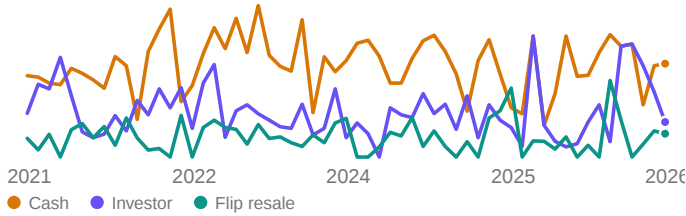
3.4%



BUYERS & OUTCOMES

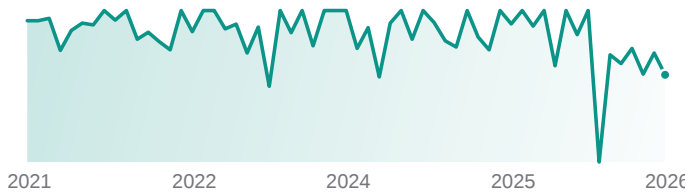
Buyer mix

Cash 21% · Investor 7.9% · Flip resale 5.3%



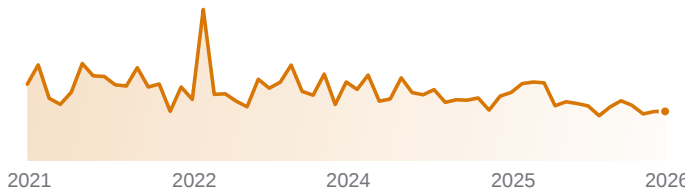
Sellers who sold at a gain

88%

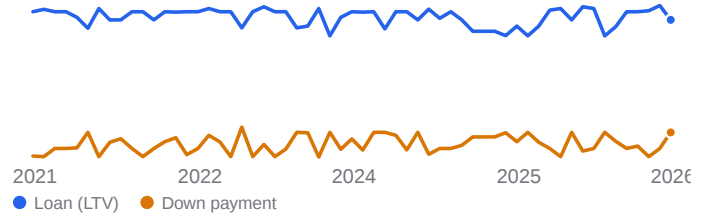


Median annualized return at resale

+4.7%

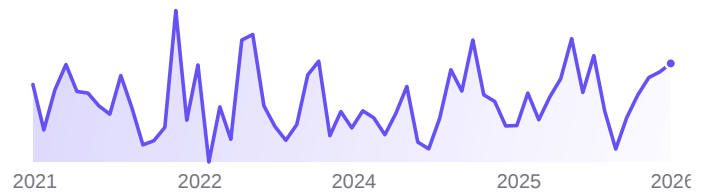


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



Typical hold before selling

12.6 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	12,936
Median value (AVM)	\$292K
Median size	1,232 ft²
Median bedrooms	3
Median year built	1946
Single family	72%
Condos	2.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.2%
Owner occupied	72%
Company owned	7.9%
Median loan-to-value	41%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	48,367
Density	5,306 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	97
Homes occupied	96%
Bachelor's or higher	11%
Poverty rate	20.2%
Unemployment	1.8%
Average temp	51°F
Annual precip	9 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.