

Yakima 98903

ZIP code · WA · Washington > Yakima County > Yakima

BUYER'S MARKET

\$410K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

206

SALES (12 MO)

\$361K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



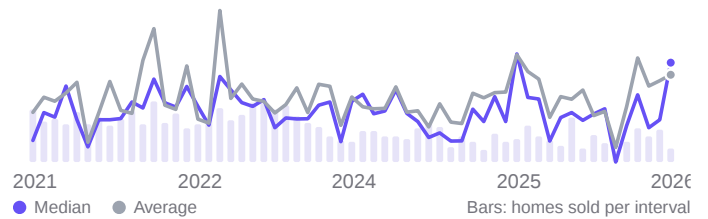
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$546K · Average \$505K

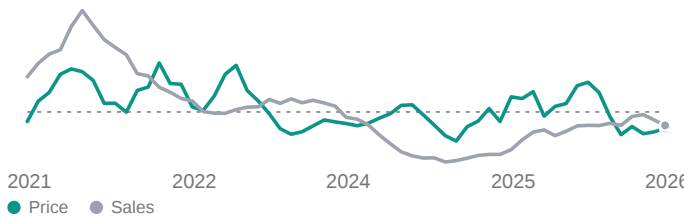


Growth (year over year)

Price -14.0% · Sales -11.6%

Price per square foot

\$230/ft²

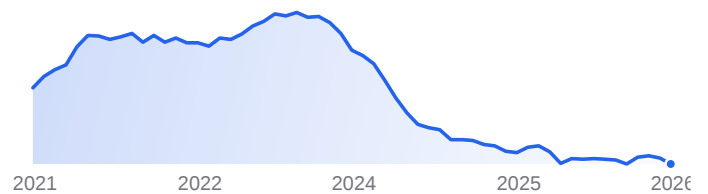
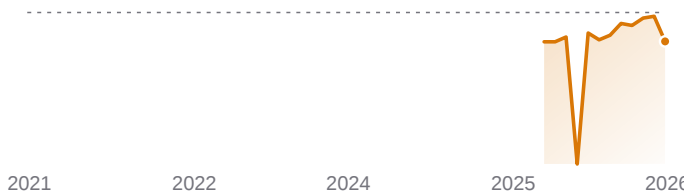


Sale premium vs estimated value

-3.4%

Annual turnover (share of homes sold)

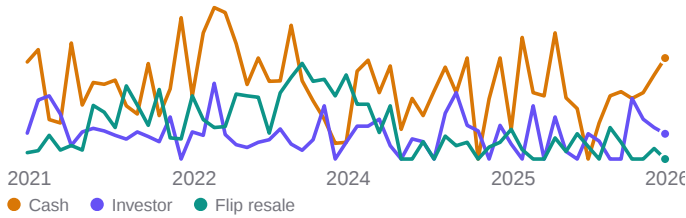
3.0%



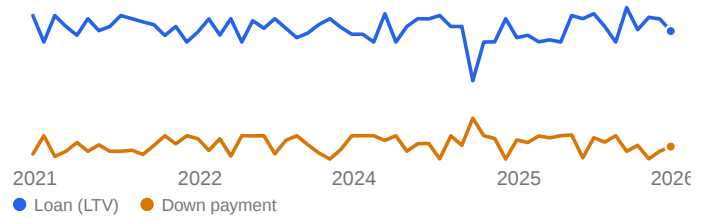
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 0%

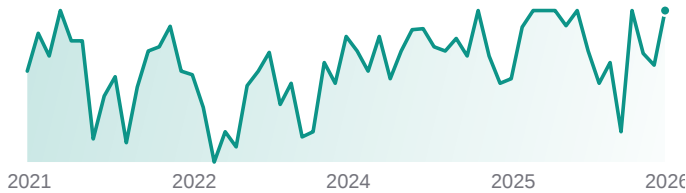


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



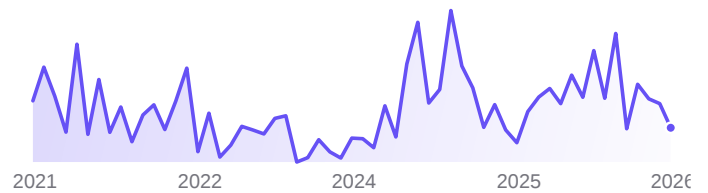
Sellers who sold at a gain

100%



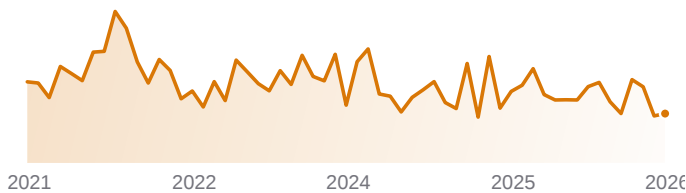
Typical hold before selling

3.8 yrs



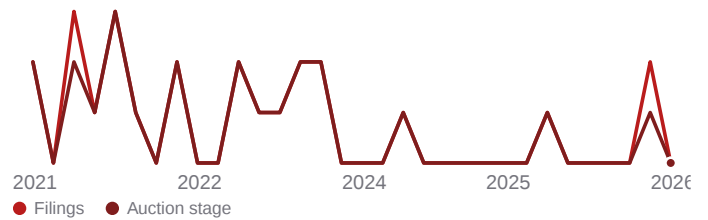
Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,863
Median value (AVM)	\$361K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1979
Single family	73%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	7.5%
Median loan-to-value	42%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	16,975
Density	50 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	97
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	15.1%
Unemployment	1.9%
Average temp	42°F
Annual precip	29 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.