

Yakima 98908

ZIP code · WA · Washington > Yakima County > Yakima

BALANCED MARKET

\$406K

MEDIAN SALE PRICE

-12.8%

1-YR CHANGE

518

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



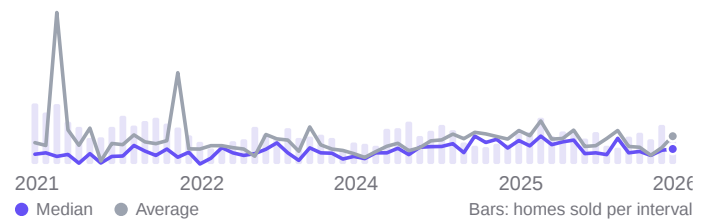
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$421K · Average \$492K

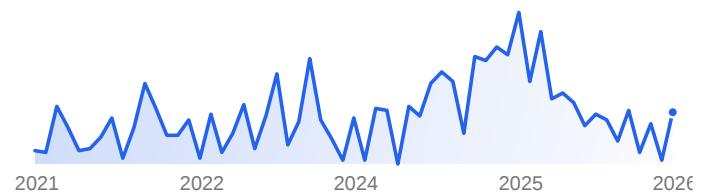
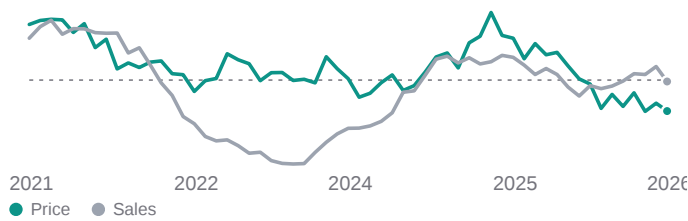


Growth (year over year)

Price -12.8% · Sales -0.6%

Price per square foot

\$242/ft²

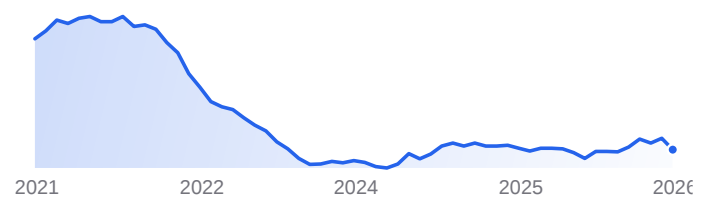
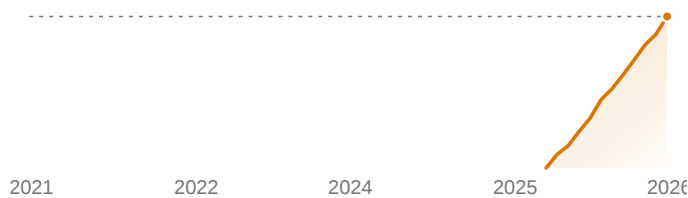


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

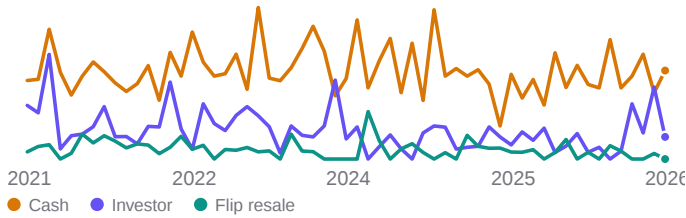
3.7%



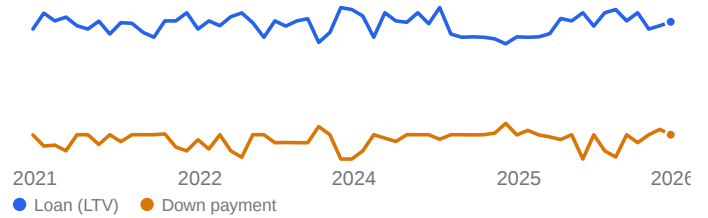
BUYERS & OUTCOMES

Buyer mix

Cash 27% · Investor 6.7% · Flip resale 0%

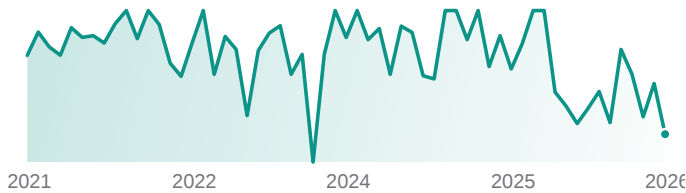


Financing (share of purchase price) Loan (LTV) 89% · Down payment 20%



Sellers who sold at a gain

82%



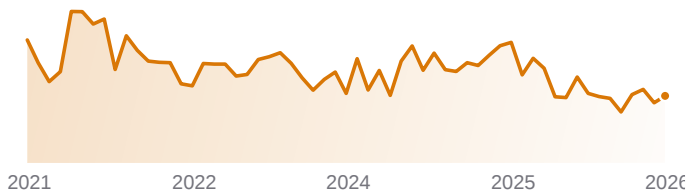
Typical hold before selling

8.5 yrs



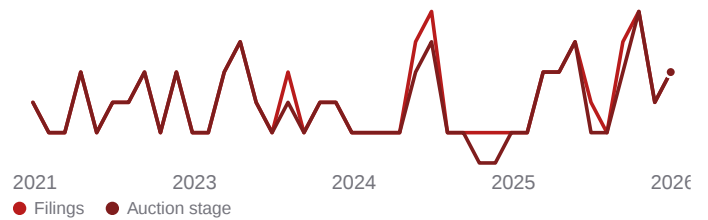
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	13,860
Median value (AVM)	\$410K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1979
Single family	77%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.3%
Owner occupied	79%
Company owned	9.1%
Median loan-to-value	44%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	39,453
Density	399 / mi²
Median household income	\$78K
Average household income	\$96K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	97
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	8.4%
Unemployment	1.7%
Average temp	44°F
Annual precip	23 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.