

Cle Elum 98922

ZIP code · WA · Washington > Kittitas County > Cle Elum

BALANCED MARKET

\$717K

MEDIAN SALE PRICE

-20.8%

1-YR CHANGE

286

SALES (12 MO)

\$785K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



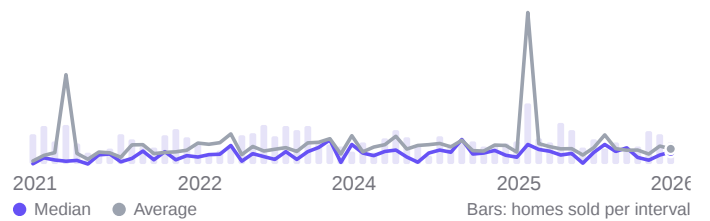
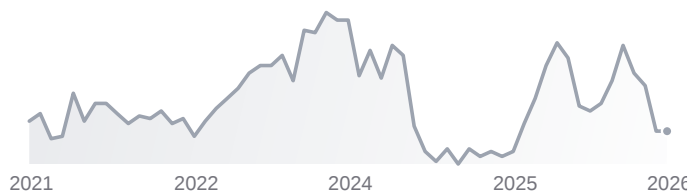
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$850K · Average \$959K

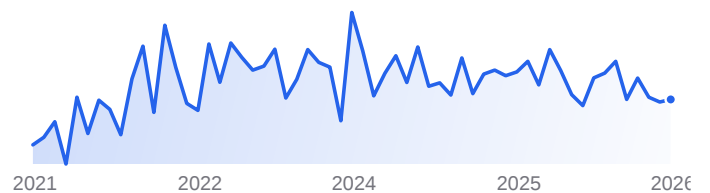
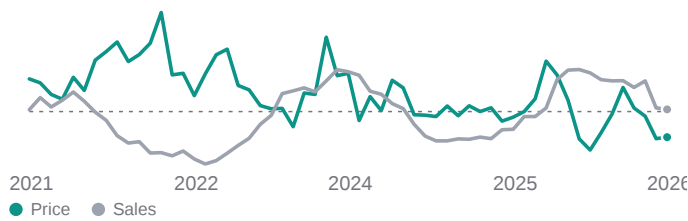


Growth (year over year)

Price -20.8% · Sales +1.8%

Price per square foot

\$434/ft²

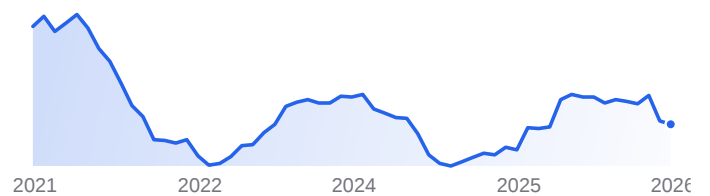


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

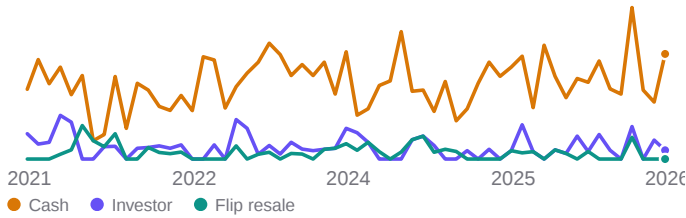
4.5%



BUYERS & OUTCOMES

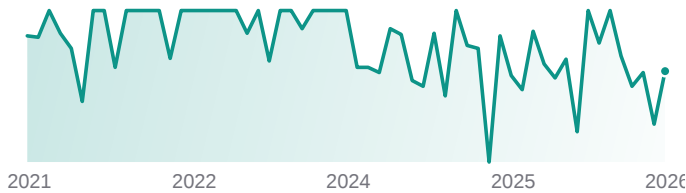
Buyer mix

Cash 57% · Investor 4.8% · Flip resale 0%



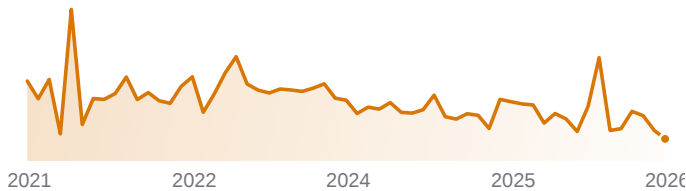
Sellers who sold at a gain

87%

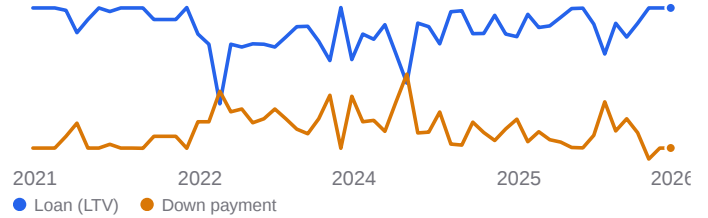


Median annualized return at resale

+4.4%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,292
Median value (AVM)	\$785K
Median size	1,720 ft²
Median bedrooms	3
Median year built	2005
Single family	80%
Condos	5.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	40%
Company owned	14%
Median loan-to-value	36%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	8,345
Density	13 / mi²
Median household income	\$80K
Average household income	\$104K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	132
Homes occupied	62%
Bachelor's or higher	21%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	41°F
Annual precip	60 in
Sunshine	54%

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.