

Easton 98925

ZIP code · WA · Washington · Kittitas County · Easton

STRONG BUYER'S MARKET

\$557K

MEDIAN SALE PRICE

-32.9%

1-YR CHANGE

18

SALES (12 MO)

\$686K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



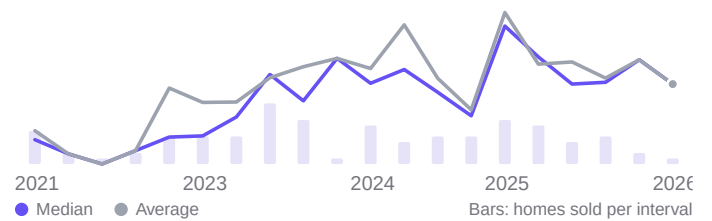
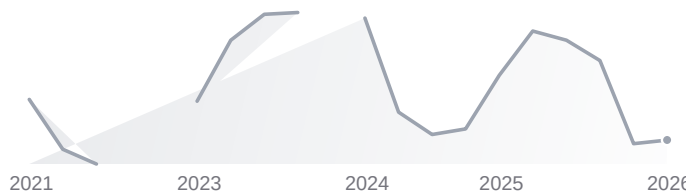
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

17 / 100

Sale prices

Median \$599K · Average \$599K

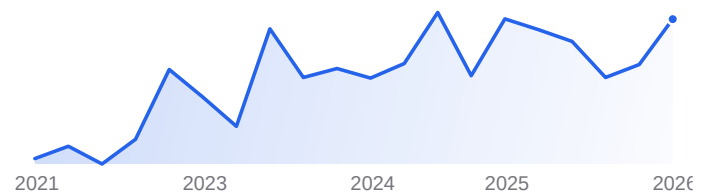
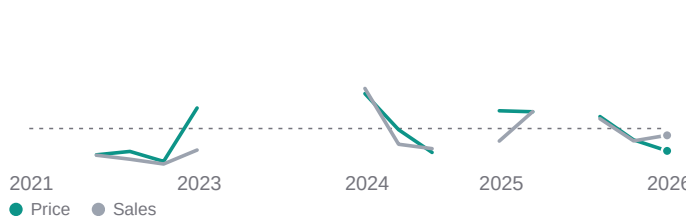


Growth (year over year)

Price -32.9% · Sales -10.0%

Price per square foot

\$567/ft²

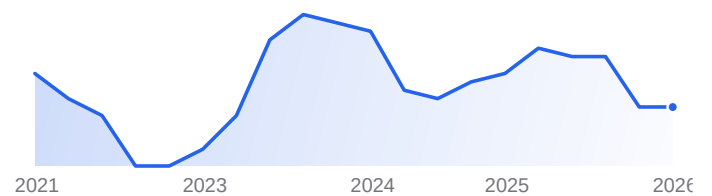
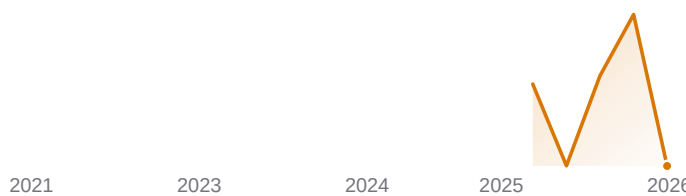


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

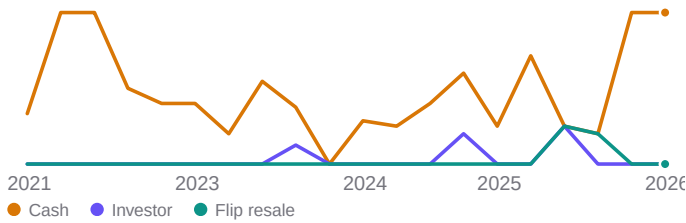
2.3%



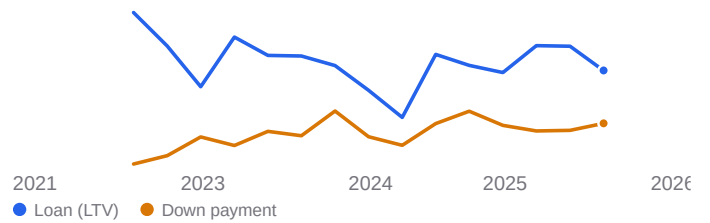
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

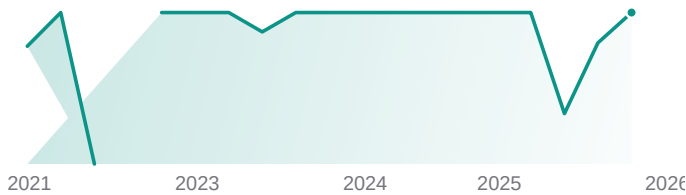


Financing (share of purchase price) Loan (LTV) 61% · Down payment 28%



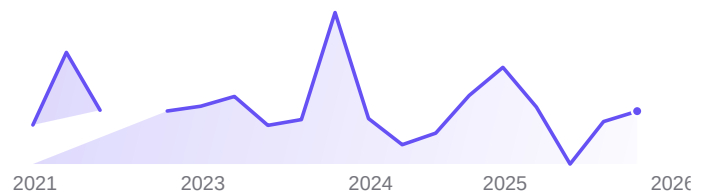
Sellers who sold at a gain

100%



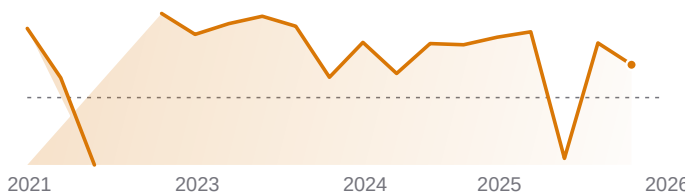
Typical hold before selling

7.2 yrs



Median annualized return at resale

+6.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	787
Median value (AVM)	\$686K
Median size	1,292 ft²
Median bedrooms	2
Median year built	1993
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	0.9%
Owner occupied	9.6%
Company owned	12%
Median loan-to-value	31%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	87
Density	4 / mi ²
Median household income	\$103K
Average household income	\$122K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	140
Homes occupied	43%
Bachelor's or higher	24%
Poverty rate	1.8%
Unemployment	1.2%
Average temp	41°F
Annual precip	62 in
Sunshine	54%

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