

Grandview 98930

ZIP code · WA · Washington > Yakima County > Grandview

STRONG BUYER'S MARKET

\$309K

MEDIAN SALE PRICE

-22.0%

1-YR CHANGE

159

SALES (12 MO)

\$309K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



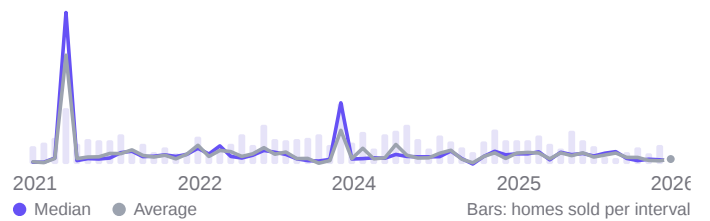
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$300K · Average \$321K

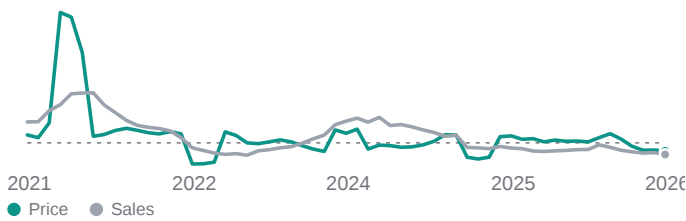


Growth (year over year)

Price -22.0% · Sales -31.8%

Price per square foot

\$179/ft²

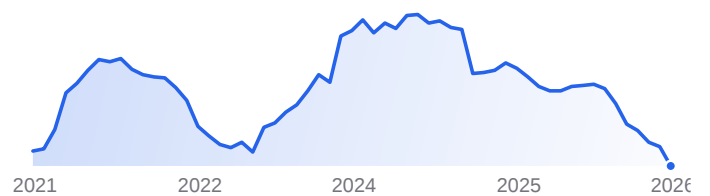


Sale premium vs estimated value

-13.8%

Annual turnover (share of homes sold)

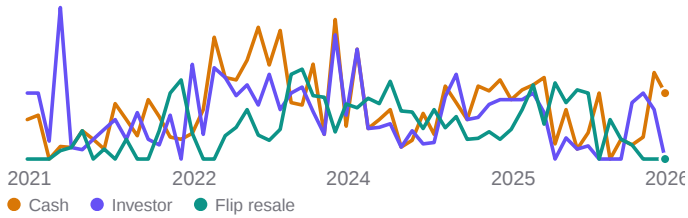
3.4%



BUYERS & OUTCOMES

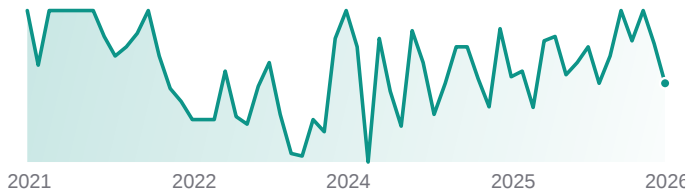
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



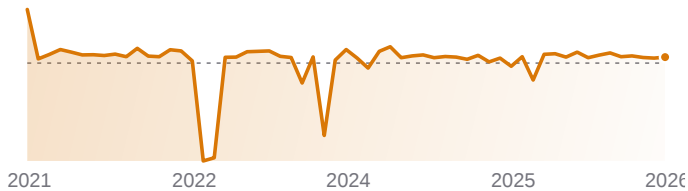
Sellers who sold at a gain

60%

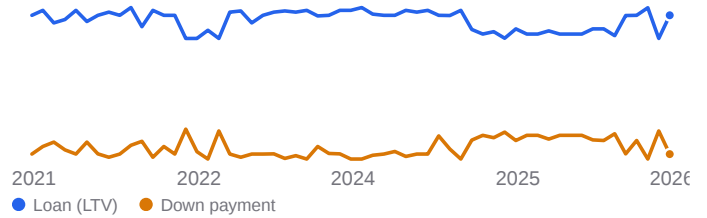


Median annualized return at resale

+4.8%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,616
Median value (AVM)	\$309K
Median size	1,376 ft²
Median bedrooms	3
Median year built	1975
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	6.2%
Median loan-to-value	41%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	14,883
Density	300 / mi²
Median household income	\$56K
Average household income	\$74K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	115
Homes occupied	97%
Bachelor's or higher	5%
Poverty rate	12.8%
Unemployment	2.0%
Average temp	50°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.