

Granger 98932

ZIP code · WA · Washington > Yakima County > Granger

STRONG BUYER'S MARKET

\$219K

MEDIAN SALE PRICE

-41.1%

1-YR CHANGE

13

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 12 / 100



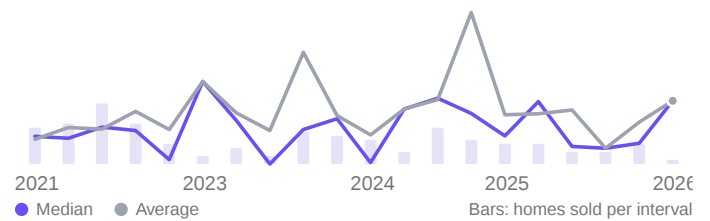
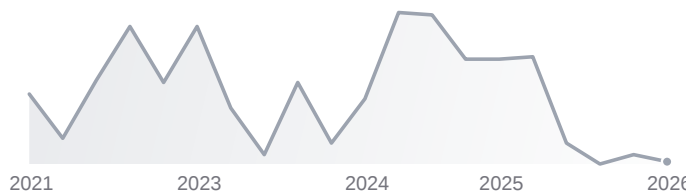
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

12 / 100

Sale prices

Median \$346K · Average \$346K

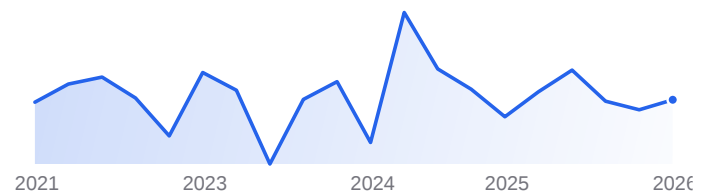
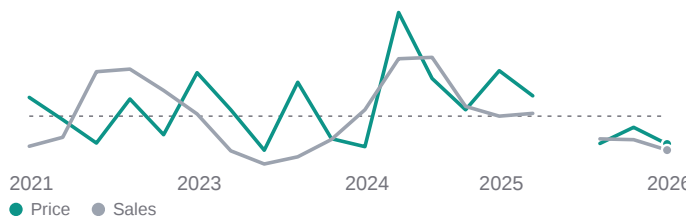


Growth (year over year)

Price -41.1% · Sales -50.0%

Price per square foot

\$173/ft²

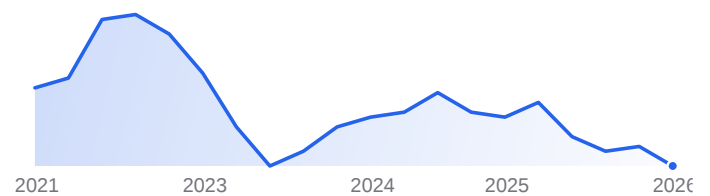


Sale premium vs estimated value

-17.5%

Annual turnover (share of homes sold)

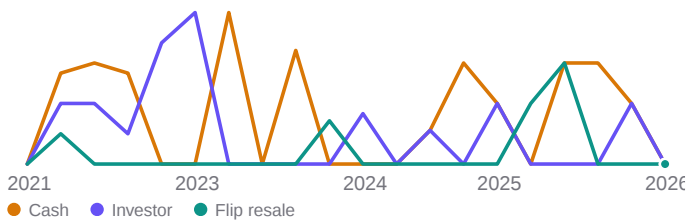
1.0%



BUYERS & OUTCOMES

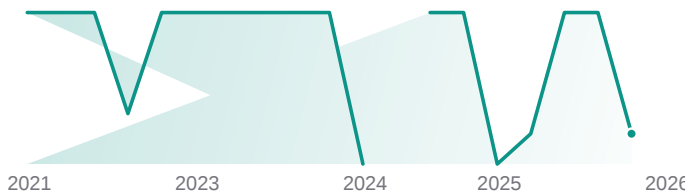
Buyer mix

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



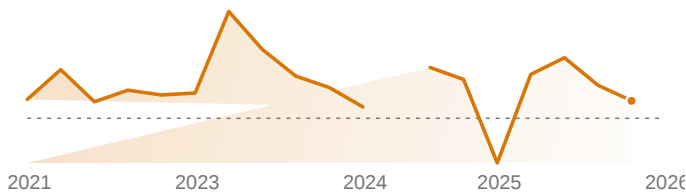
Sellers who sold at a gain

80%

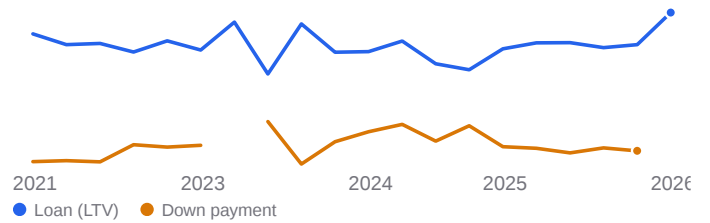


Median annualized return at resale

+5.9%

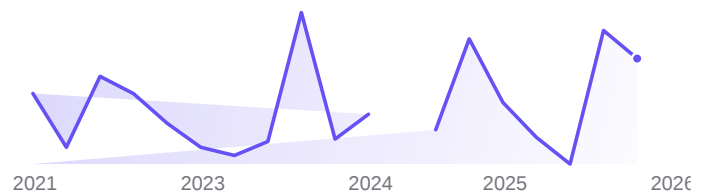


Financing (share of purchase price) Loan (LTV) 113% · Down payment 11%



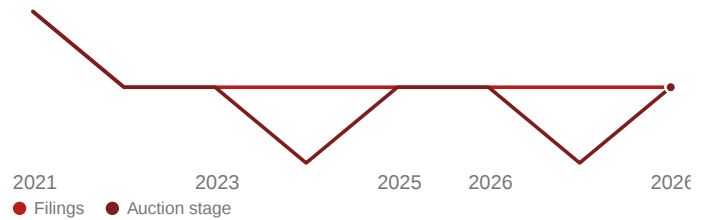
Typical hold before selling

16.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,285
Median value (AVM)	\$252K
Median size	1,320 ft²
Median bedrooms	3
Median year built	1976
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	61%
Company owned	10%
Median loan-to-value	33%
Typical ownership tenure	12.5 yrs

COMMUNITY

Population	4,795
Density	143 / mi²
Median household income	\$49K
Average household income	\$100K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	103
Homes occupied	95%
Bachelor's or higher	7%
Poverty rate	24.3%
Unemployment	2.1%
Average temp	49°F
Annual precip	13 in
Sunshine	51%

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.