

Mabton 98935

ZIP code · WA · Washington > Yakima County > Mabton

BUYER'S MARKET

\$168K

MEDIAN SALE PRICE

-43.8%

1-YR CHANGE

23

SALES (12 MO)

\$224K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



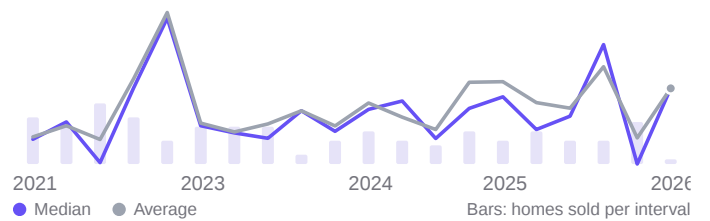
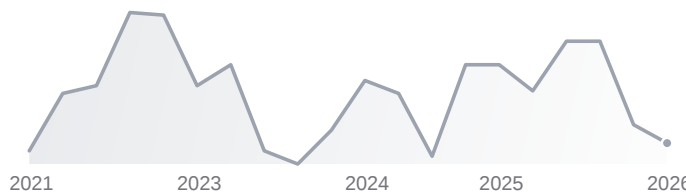
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$327K · Average \$327K

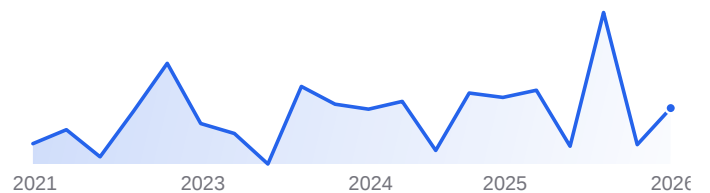
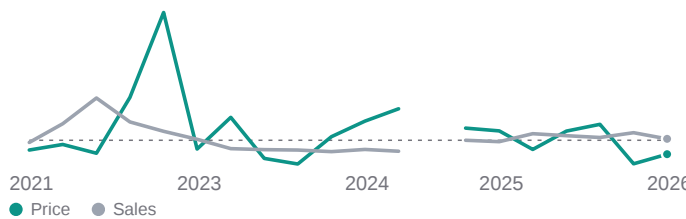


Growth (year over year)

Price -43.8% · Sales +4.5%

Price per square foot

\$184/ft²

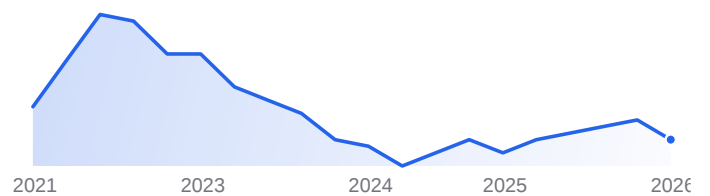


Sale premium vs estimated value

-13.9%

Annual turnover (share of homes sold)

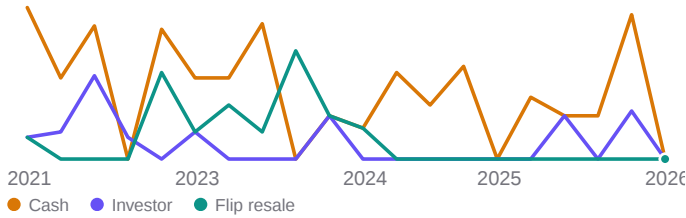
2.1%



BUYERS & OUTCOMES

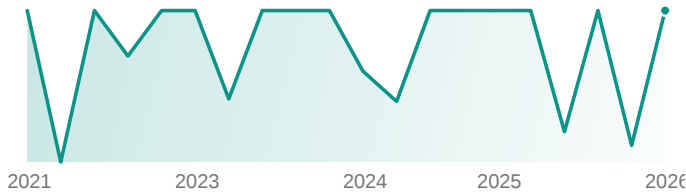
Buyer mix

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



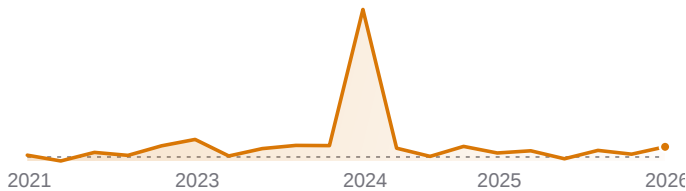
Sellers who sold at a gain

100%

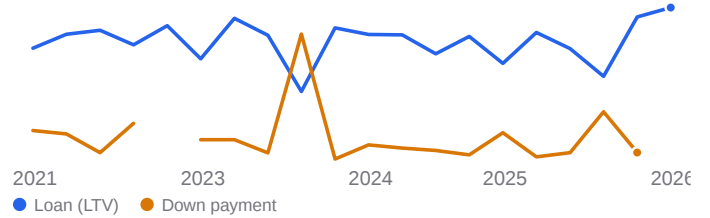


Median annualized return at resale

+10.2%

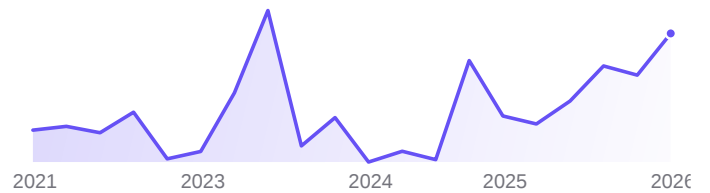


Financing (share of purchase price) Loan (LTV) 116% · Down payment 5.2%



Typical hold before selling

23.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,082
Median value (AVM)	\$224K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1973
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.8%
Owner occupied	53%
Company owned	9.2%
Median loan-to-value	25%
Typical ownership tenure	13.4 yrs

COMMUNITY

Population	3,940
Density	21 / mi²
Median household income	\$61K
Average household income	\$90K
Crime index (US avg 100)	95
Air pollution index (US avg 100)	123
Earthquake index (US avg 100)	111
Homes occupied	94%
Bachelor's or higher	6%
Poverty rate	14.8%
Unemployment	1.9%
Average temp	49°F
Annual precip	14 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.