

Outlook 98938

ZIP code · WA · Washington > Yakima County > Outlook

BALANCED MARKET

\$76K

MEDIAN SALE PRICE

-51.9%

1-YR CHANGE

5

SALES (12 MO)

\$280K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

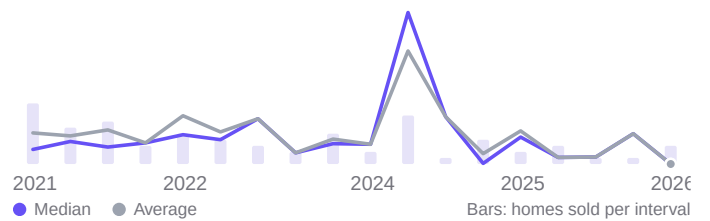
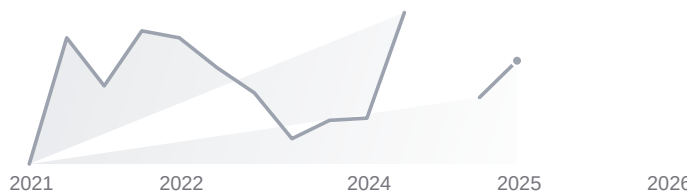
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$76K · Average \$76K

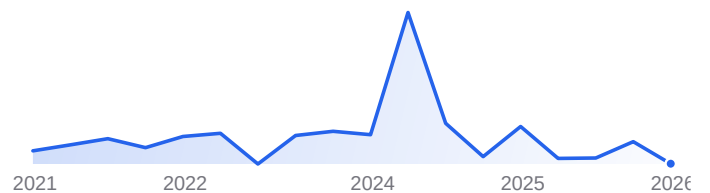
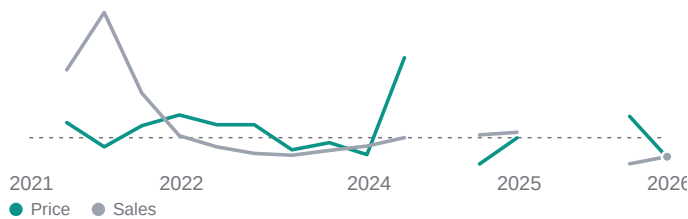


Growth (year over year)

Price -51.9% · Sales -50.0%

Price per square foot

\$54/ft²

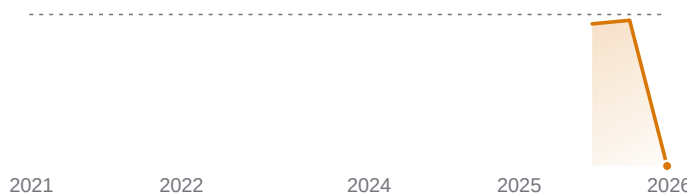


Sale premium vs estimated value

-62.1%

Annual turnover (share of homes sold)

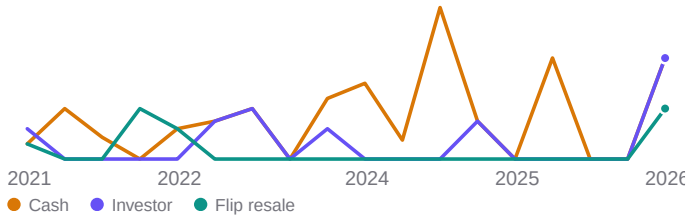
0.8%



BUYERS & OUTCOMES

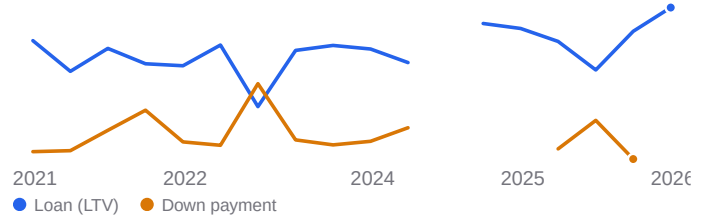
Buyer mix

Cash 67% · Investor 67% · Flip resale 33%



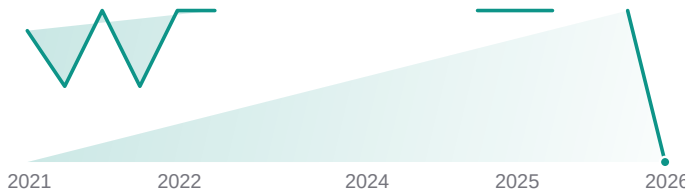
Financing (share of purchase price)

Loan (LTV) 119% · Down payment 0.1%



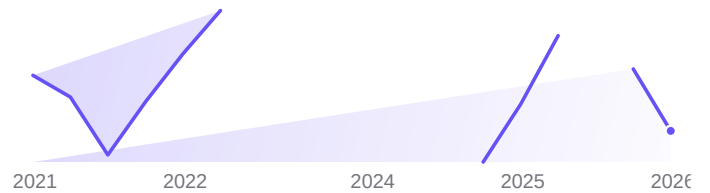
Sellers who sold at a gain

0%



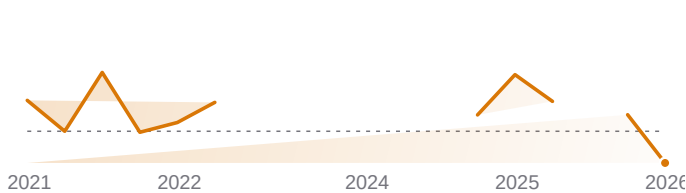
Typical hold before selling

8.1 yrs



Median annualized return at resale

-5.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	632
Median value (AVM)	\$280K
Median size	1,502 ft²
Median bedrooms	3
Median year built	1971
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.8%
Owner occupied	62%
Company owned	8.2%
Median loan-to-value	24%
Typical ownership tenure	14.3 yrs

COMMUNITY

Population	2,376
Density	63 / mi²
Median household income	\$65K
Average household income	\$80K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	103
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	21.7%
Unemployment	2.0%
Average temp	51°F
Annual precip	8 in
Sunshine	51%

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