

South Cle Elum 98943

ZIP code · WA · Washington > Kittitas County > South Cle Elum

STRONG SELLER'S MARKET

\$125K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 81 / 100

Buyer's market

Balanced

Seller's market

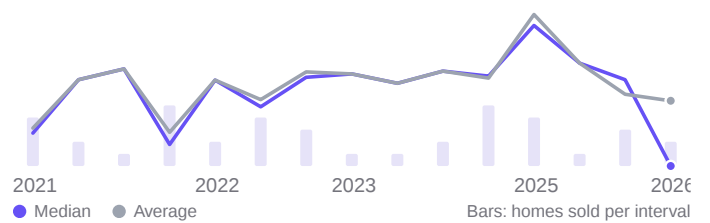
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

81 / 100

Sale prices

Median \$125K · Average \$303K

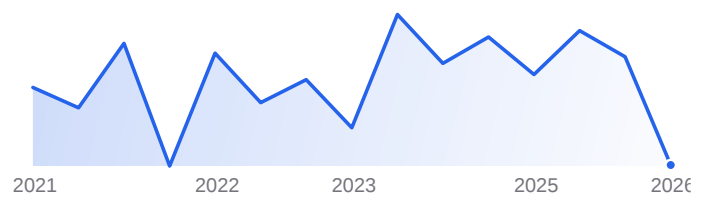


Growth (year over year)

Price +5.7% · Sales +42.9%

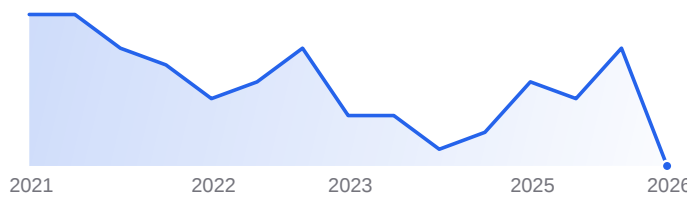
Price per square foot

\$145/ft²



Annual turnover (share of homes sold)

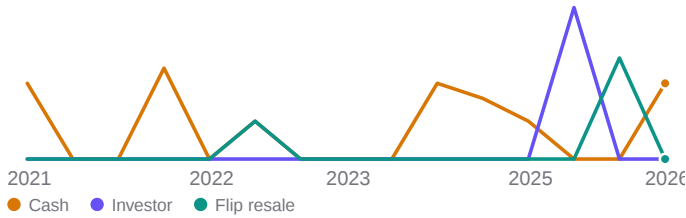
2.2%



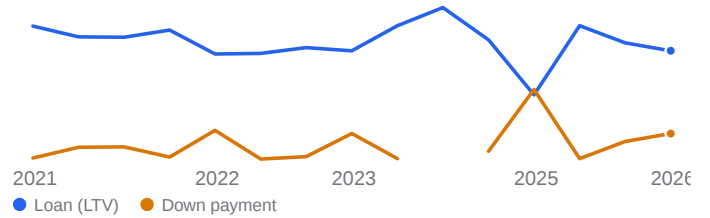
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

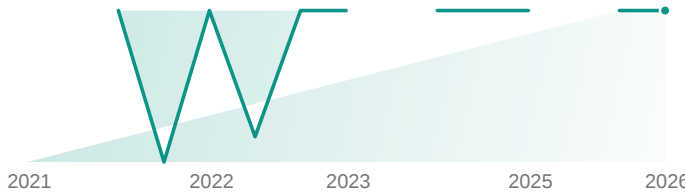


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



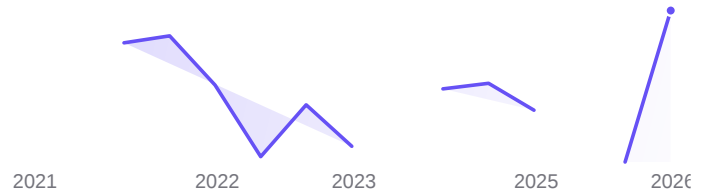
Sellers who sold at a gain

100%



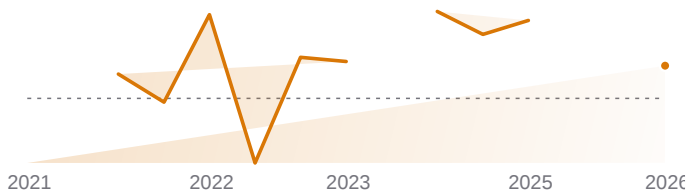
Typical hold before selling

20.5 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	269
Median value (AVM)	\$415K
Median size	1,405 ft²
Median bedrooms	3
Median year built	1976
Single family	70%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.9%
Owner occupied	26%
Company owned	5.9%
Median loan-to-value	40%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	19
Density	167 / mi²
Median household income	\$51K
Average household income	\$97K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	132
Homes occupied	90%
Bachelor's or higher	25%
Poverty rate	14.5%
Unemployment	1.1%
Average temp	46°F
Annual precip	25 in
Sunshine	54%

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.