

Sunnyside 98944

ZIP code · WA · Washington > Benton County > Sunnyside

BUYER'S MARKET

\$265K

MEDIAN SALE PRICE

-27.8%

1-YR CHANGE

111

SALES (12 MO)

\$292K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



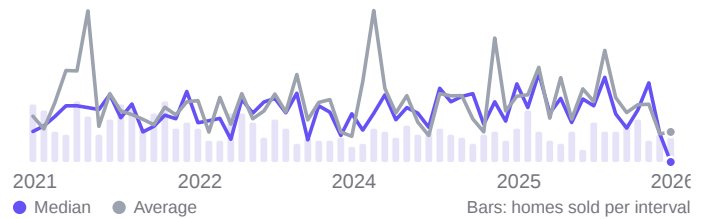
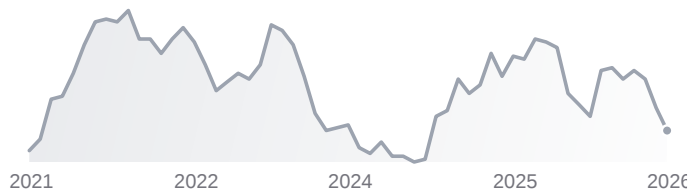
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$169K · Average \$250K

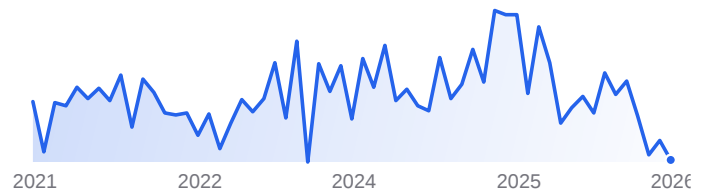
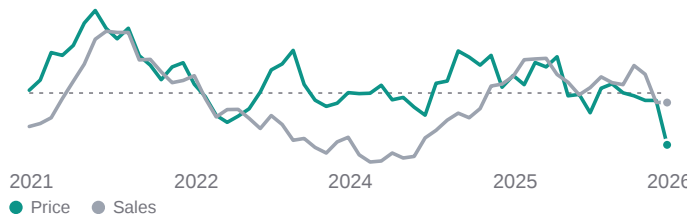


Growth (year over year)

Price -27.8% · Sales -5.1%

Price per square foot

\$141/ft²

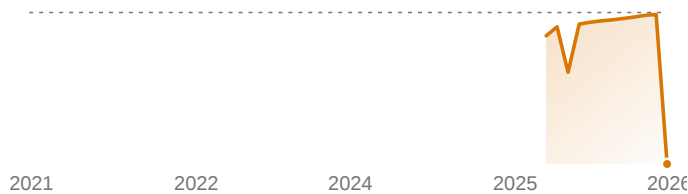


Sale premium vs estimated value

-39.6%

Annual turnover (share of homes sold)

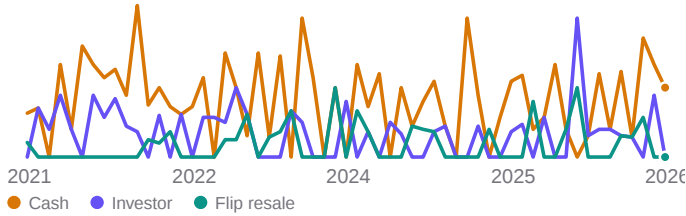
2.0%



BUYERS & OUTCOMES

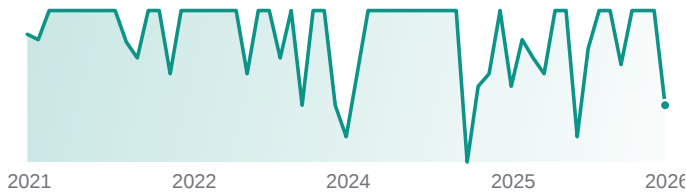
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



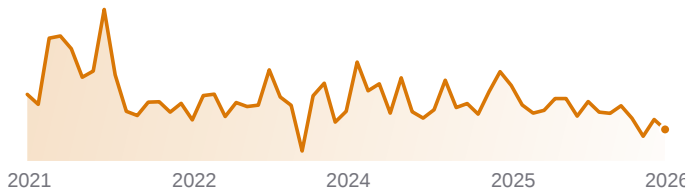
Sellers who sold at a gain

75%

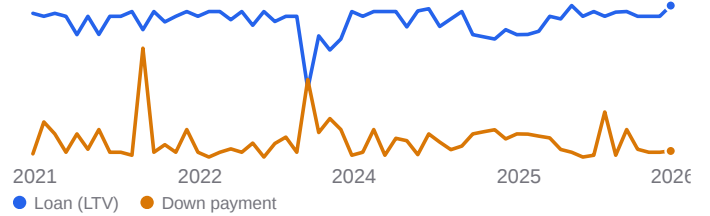


Median annualized return at resale

+3.4%

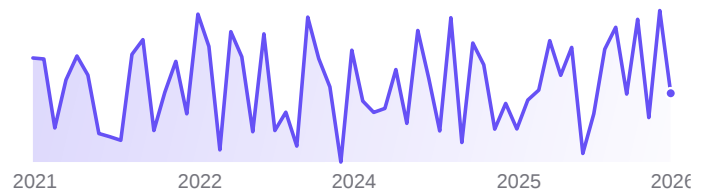


Financing (share of purchase price) Loan (LTV) 102% · Down payment 5.8%



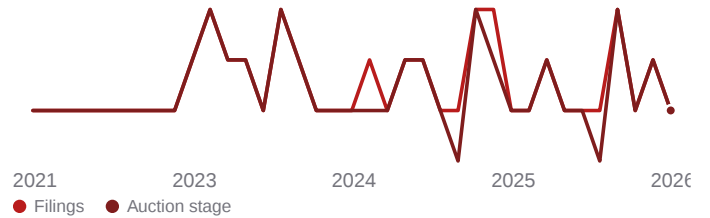
Typical hold before selling

9.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,509
Median value (AVM)	\$292K
Median size	1,368 ft²
Median bedrooms	3
Median year built	1970
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.6%
Owner occupied	73%
Company owned	6.8%
Median loan-to-value	38%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	23,423
Density	59 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	94
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	105
Homes occupied	96%
Bachelor's or higher	7%
Poverty rate	13.6%
Unemployment	2.0%
Average temp	51°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.