

Thorp 98946

ZIP code · WA · Washington > Kittitas County > Thorp

SELLER'S MARKET

\$523K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$558K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



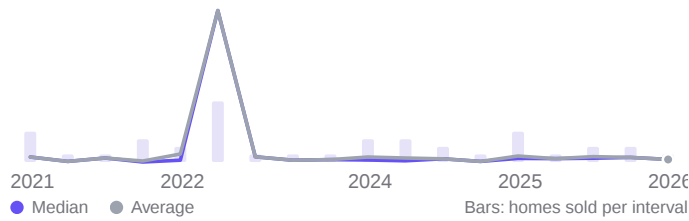
MARKET TRENDS (5 YEARS)

Sale prices

Median \$409K · Average \$409K

Growth (year over year)

Price +16.6% · Sales -28.6%

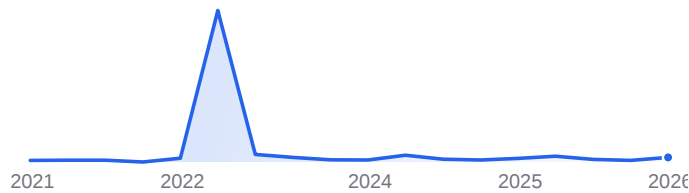


Price per square foot

\$379/ft²

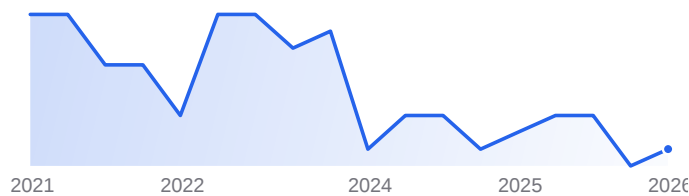
Sale premium vs estimated value

-0.0%



Annual turnover (share of homes sold)

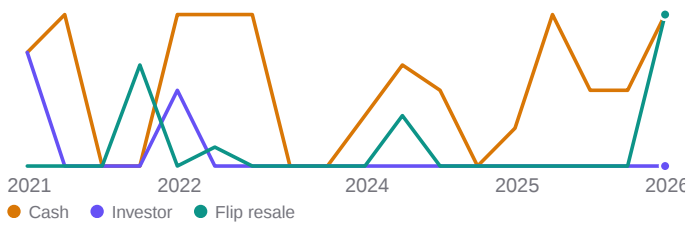
2.4%



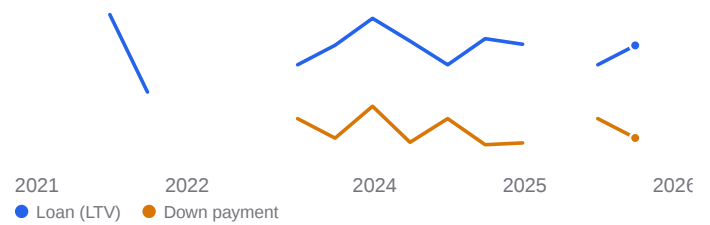
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

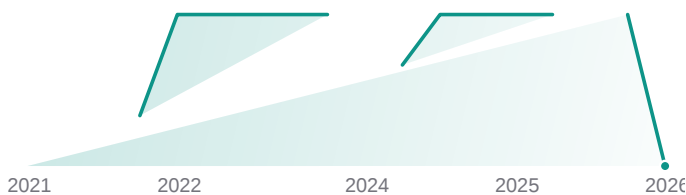


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



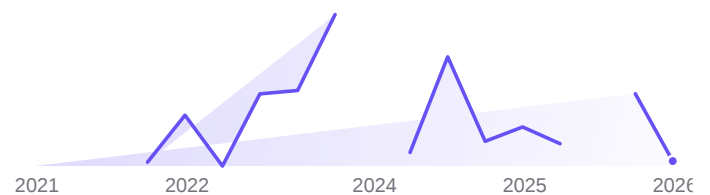
Sellers who sold at a gain

0%



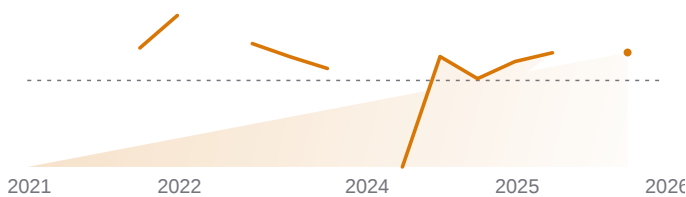
Typical hold before selling

0.9 yrs



Median annualized return at resale

+12.1%



HOUSING STOCK

Homes	250
Median value (AVM)	\$558K
Median size	1,592 ft²
Median bedrooms	3
Median year built	1979
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.4%
Owner occupied	55%
Company owned	15%
Median loan-to-value	33%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	316
Density	20 / mi²
Median household income	\$131K
Average household income	\$135K
Crime index (US avg 100)	38
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	124
Homes occupied	89%
Bachelor's or higher	21%
Poverty rate	2.5%
Unemployment	1.5%
Average temp	45°F
Annual precip	24 in
Sunshine	54%

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.