

Toppenish 98948

ZIP code · WA · Washington > Yakima County > Toppenish

BALANCED MARKET

\$323K

MEDIAN SALE PRICE

+7.9%

1-YR CHANGE

50

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

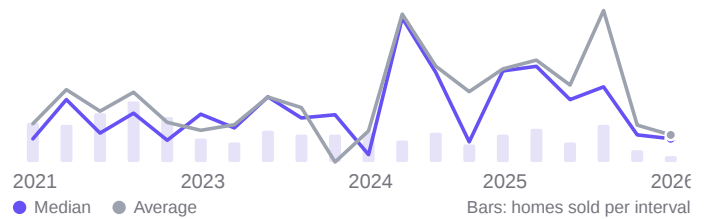
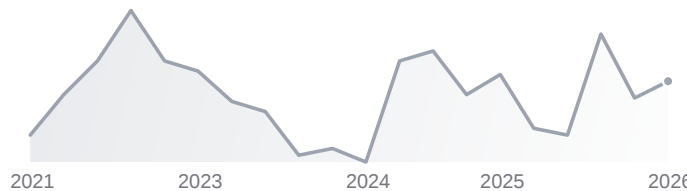
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$220K · Average \$224K

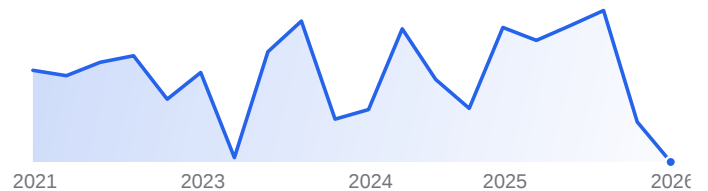
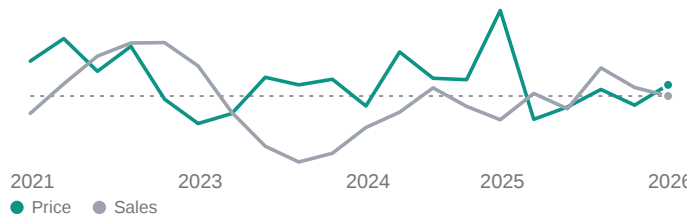


Growth (year over year)

Price +7.9% · Sales +0.0%

Price per square foot

\$119/ft²

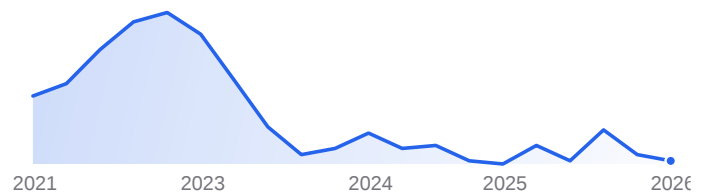


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

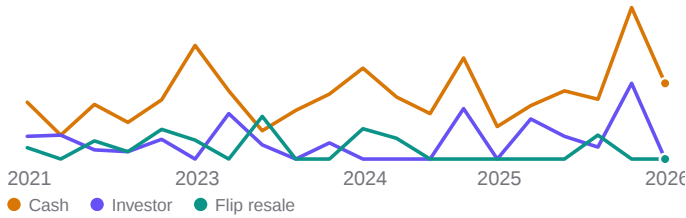
1.9%



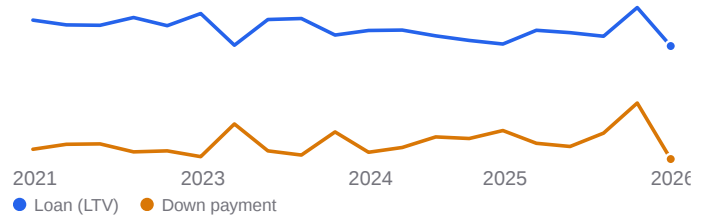
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

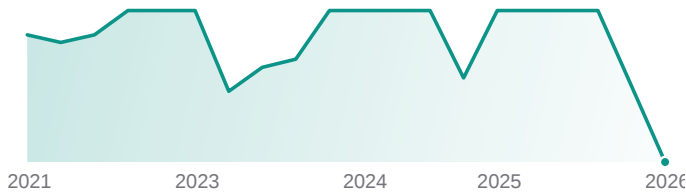


Financing (share of purchase price) Loan (LTV) 75% · Down payment 1.8%



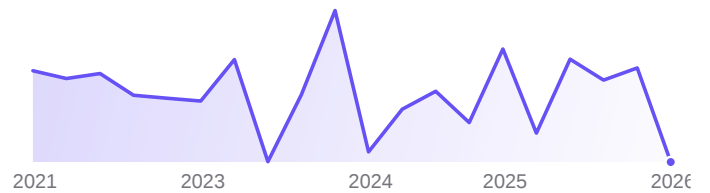
Sellers who sold at a gain

50%



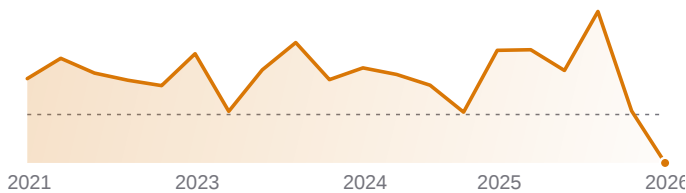
Typical hold before selling

4.5 yrs



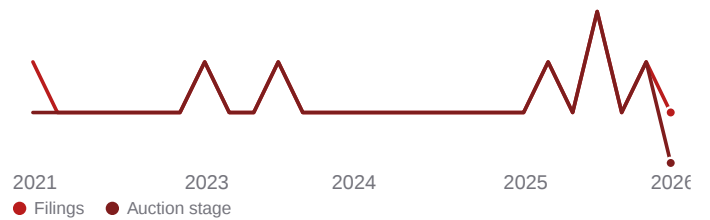
Median annualized return at resale

-8.6%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	2,694
Median value (AVM)	\$268K
Median size	1,285 ft²
Median bedrooms	3
Median year built	1949
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	75%
Company owned	5.6%
Median loan-to-value	33%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	14,294
Density	46 / mi²
Median household income	\$55K
Average household income	\$71K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	101
Homes occupied	97%
Bachelor's or higher	5%
Poverty rate	21.9%
Unemployment	2.0%
Average temp	48°F
Annual precip	16 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.