

Wapato 98951

ZIP code · WA · Washington > Yakima County > Wapato

BALANCED MARKET

\$252K

MEDIAN SALE PRICE

-5.8%

1-YR CHANGE

52

SALES (12 MO)

\$245K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



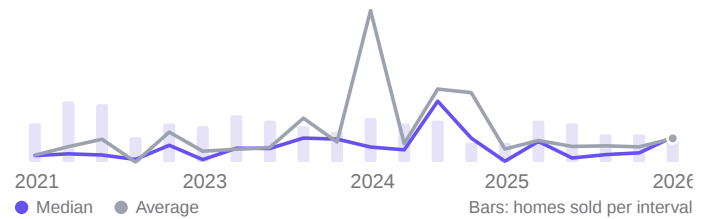
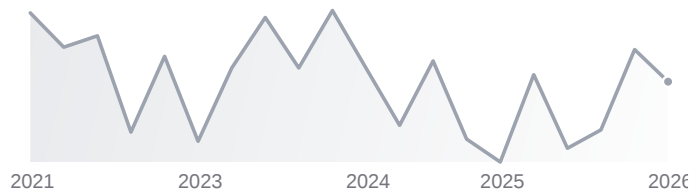
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$305K · Average \$298K

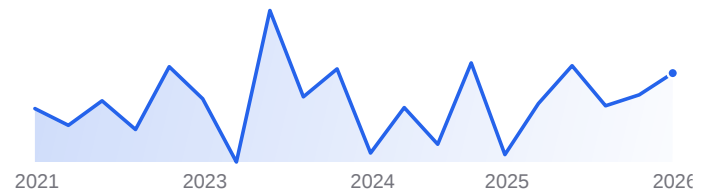
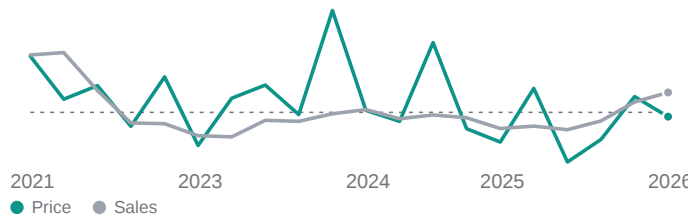


Growth (year over year)

Price -5.8% · Sales +26.8%

Price per square foot

\$178/ft²

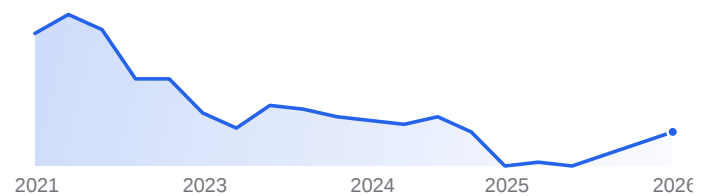
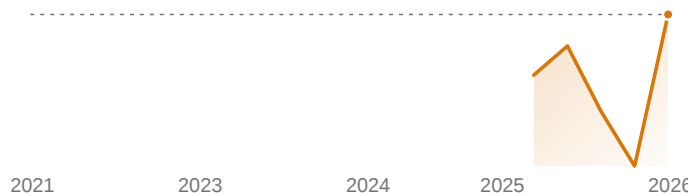


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

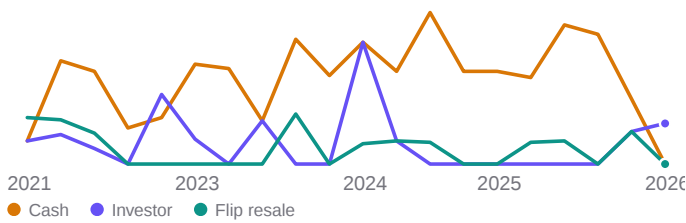
1.8%



BUYERS & OUTCOMES

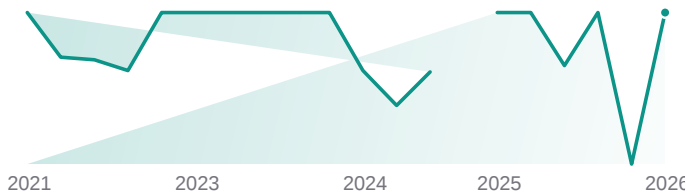
Buyer mix

Cash 0% · Investor 13% · Flip resale 0%



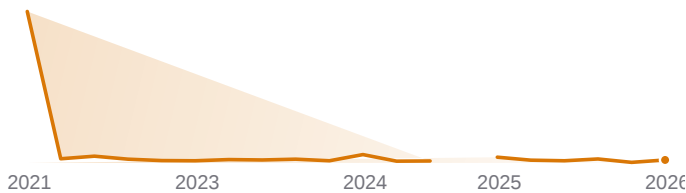
Sellers who sold at a gain

100%

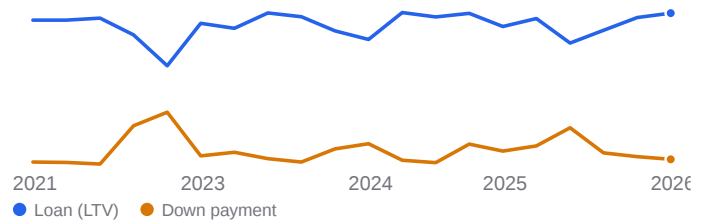


Median annualized return at resale

+6.9%



Financing (share of purchase price) Loan (LTV) 102% · Down payment 5.0%



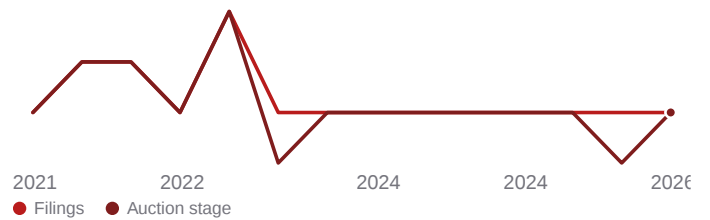
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,858
Median value (AVM)	\$245K
Median size	1,336 ft²
Median bedrooms	3
Median year built	1950
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.8%
Owner occupied	70%
Company owned	9.2%
Median loan-to-value	29%
Typical ownership tenure	14.1 yrs

COMMUNITY

Population	15,043
Density	98 / mi ²
Median household income	\$57K
Average household income	\$80K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	98
Homes occupied	96%
Bachelor's or higher	9%
Poverty rate	16.8%
Unemployment	1.9%
Average temp	50°F
Annual precip	10 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.