

Cheney 99004

ZIP code · WA · Washington > Spokane County > Cheney

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

298

SALES (12 MO)

\$422K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



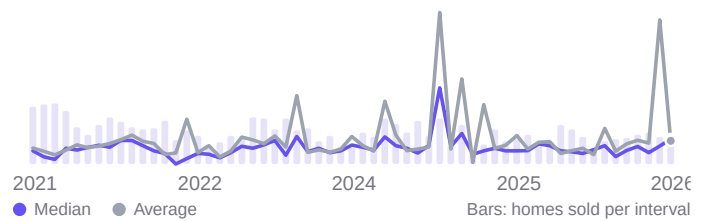
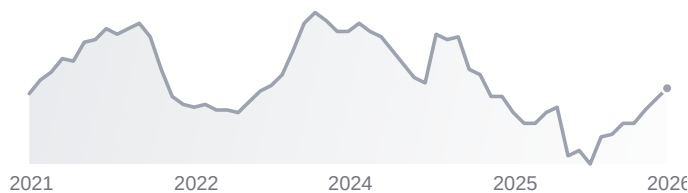
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$468K · Average \$458K

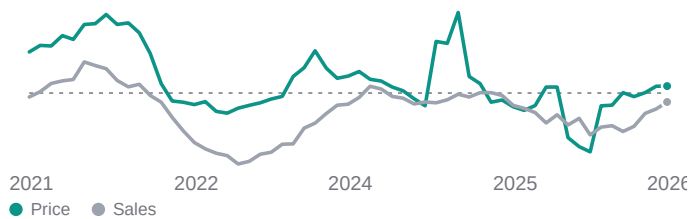


Growth (year over year)

Price +3.6% · Sales -4.5%

Price per square foot

\$240/ft²

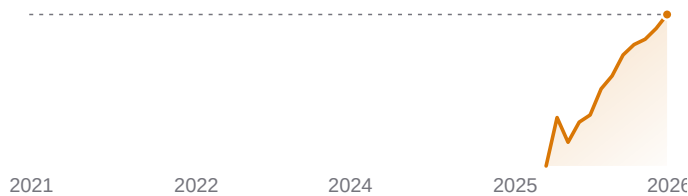


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

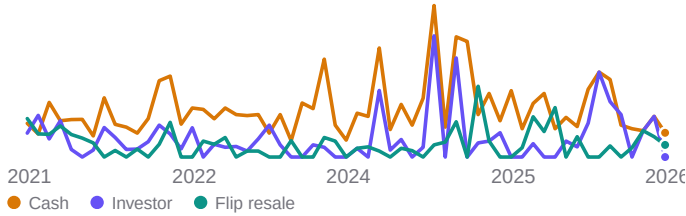
4.5%



BUYERS & OUTCOMES

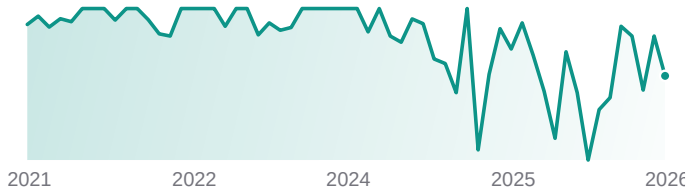
Buyer mix

Cash 9.5% · Investor 0% · Flip resale 4.8%



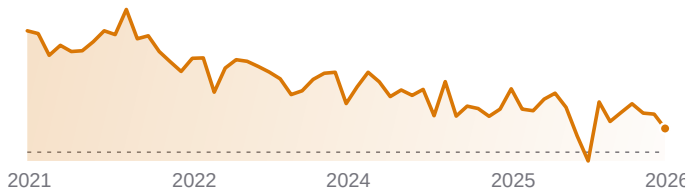
Sellers who sold at a gain

78%

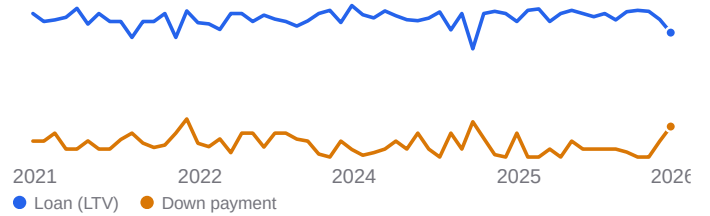


Median annualized return at resale

+2.8%

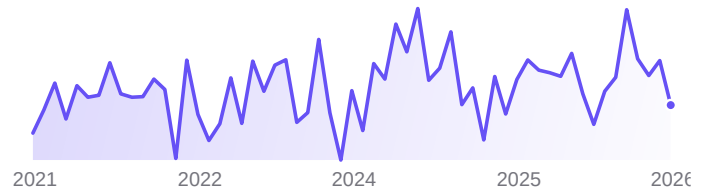


Financing (share of purchase price) Loan (LTV) 83% · Down payment 24%



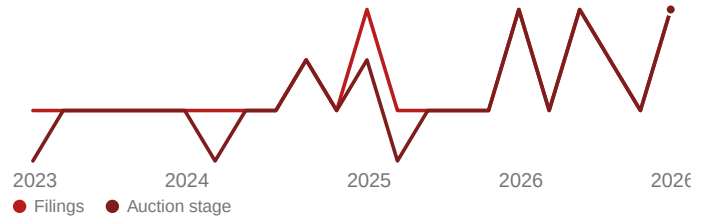
Typical hold before selling

3.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,650
Median value (AVM)	\$422K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1996
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.7%
Owner occupied	61%
Company owned	18%
Median loan-to-value	53%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	24,076
Density	69 / mi²
Median household income	\$63K
Average household income	\$83K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	63
Homes occupied	93%
Bachelor's or higher	23%
Poverty rate	18.1%
Unemployment	1.2%
Average temp	47°F
Annual precip	18 in
Sunshine	54%

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.