

Colbert 99005

ZIP code · WA · Washington > Spokane County

BALANCED MARKET

\$549K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

126

SALES (12 MO)

\$602K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100



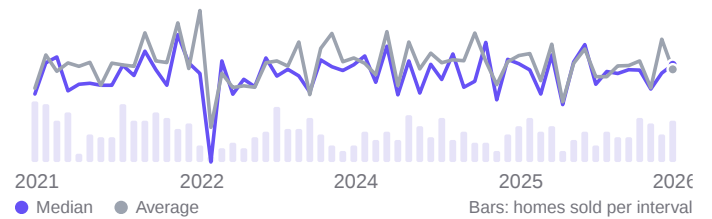
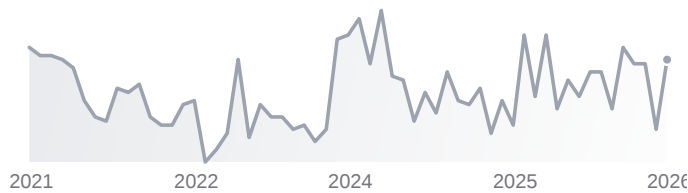
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$605K · Average \$581K

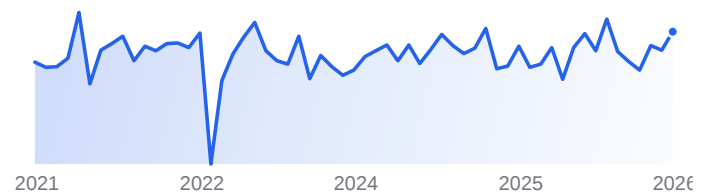
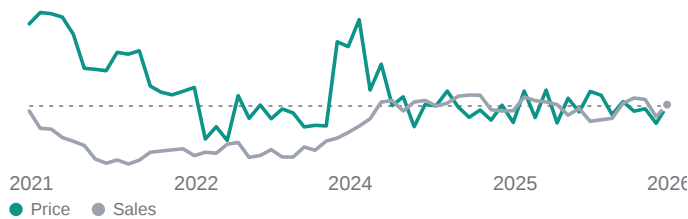


Growth (year over year)

Price +0.2% · Sales +0.8%

Price per square foot

\$256/ft²

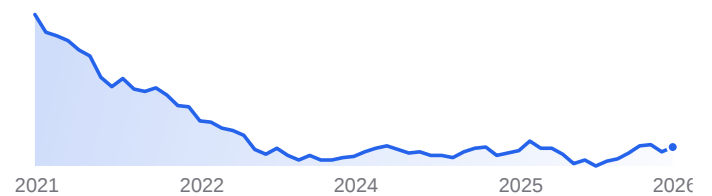
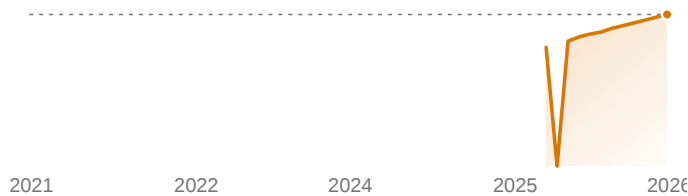


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

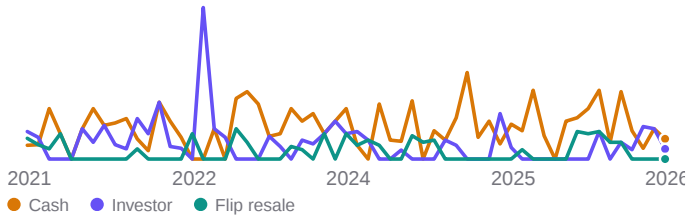
3.7%



BUYERS & OUTCOMES

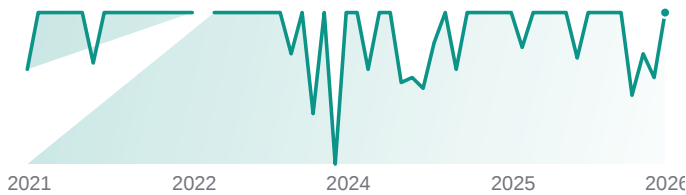
Buyer mix

Cash 13% · Investor 6.7% · Flip resale 0%



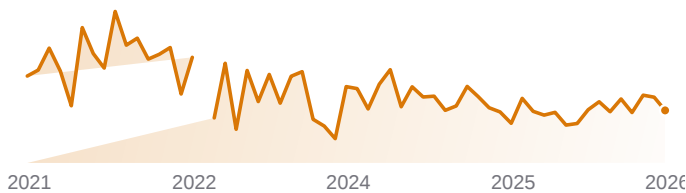
Sellers who sold at a gain

100%

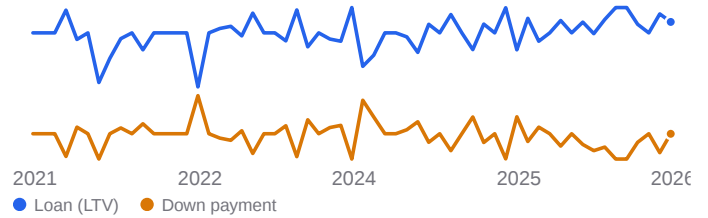


Median annualized return at resale

+5.8%

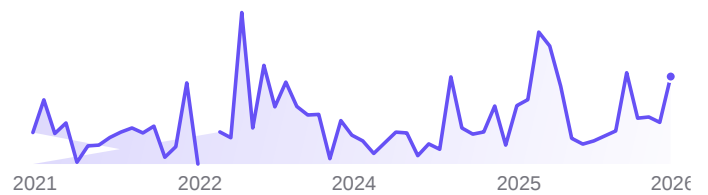


Financing (share of purchase price) Loan (LTV) 86% · Down payment 20%



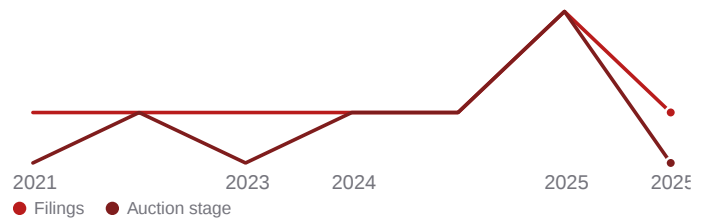
Typical hold before selling

11.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	3,361
Median value (AVM)	\$602K
Median size	2,372 ft²
Median bedrooms	4
Median year built	1997
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	77%
Company owned	12%
Median loan-to-value	47%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	9,846
Density	251 / mi²
Median household income	\$108K
Average household income	\$131K
Crime index (US avg 100)	21
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	67
Homes occupied	98%
Bachelor's or higher	20%
Poverty rate	5.5%
Unemployment	1.5%
Average temp	47°F
Annual precip	21 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.