

Ford 99013

ZIP code · WA · Washington > Stevens County

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

17

SALES (12 MO)

\$194K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



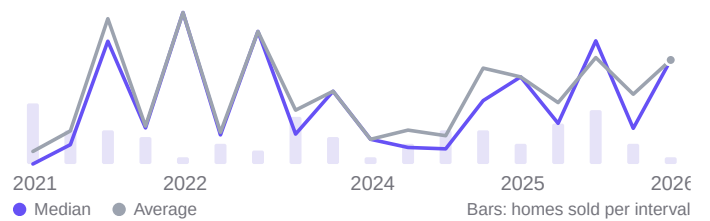
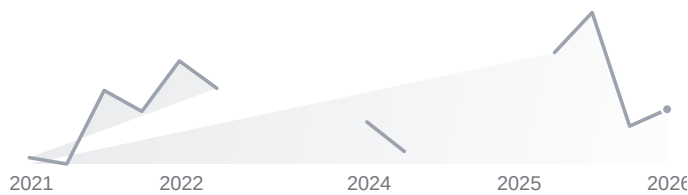
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$319K · Average \$319K

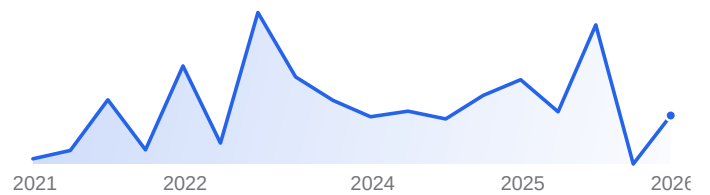
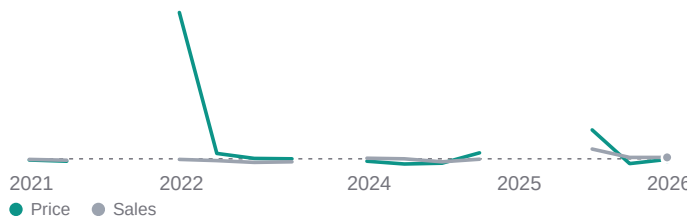


Growth (year over year)

Price -7.9% · Sales +21.4%

Price per square foot

\$132/ft²

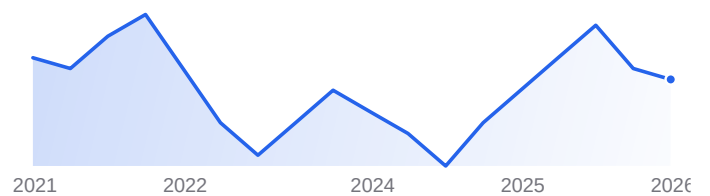


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

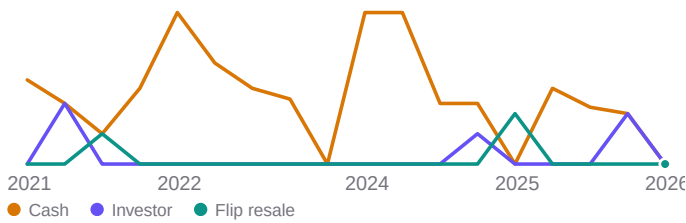
4.0%



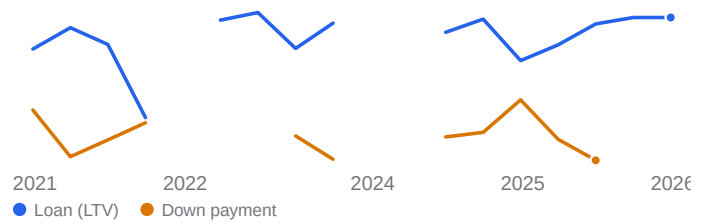
BUYERS & OUTCOMES

Buyer mix

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

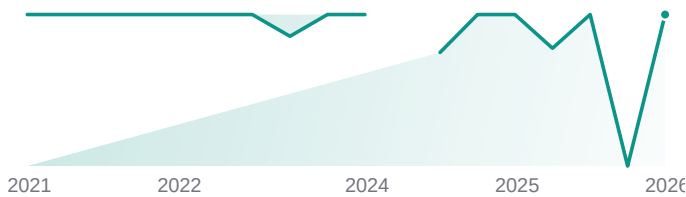


Financing (share of purchase price) Loan (LTV) 100% · Down payment 4.3%



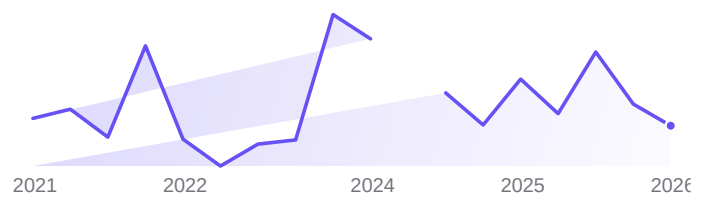
Sellers who sold at a gain

100%



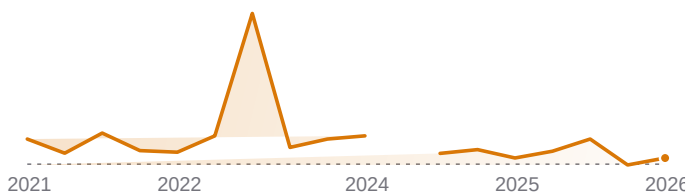
Typical hold before selling

4.1 yrs



Median annualized return at resale

+4.3%



HOUSING STOCK

Homes	429
Median value (AVM)	\$194K
Median size	1,260 ft²
Median bedrooms	3
Median year built	1996
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.4%
Owner occupied	53%
Company owned	6.6%
Median loan-to-value	0%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	1,981
Density	23 / mi²
Median household income	\$68K
Average household income	\$78K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	64
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	16.0%
Unemployment	1.3%
Average temp	47°F
Annual precip	18 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.