

Rockford 99030

ZIP code · WA · Washington > Spokane County > Rockford

SELLER'S MARKET

\$595K

MEDIAN SALE PRICE

+122.0%

1-YR CHANGE

14

SALES (12 MO)

\$375K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 77 / 100

Buyer's market

Balanced

Seller's market

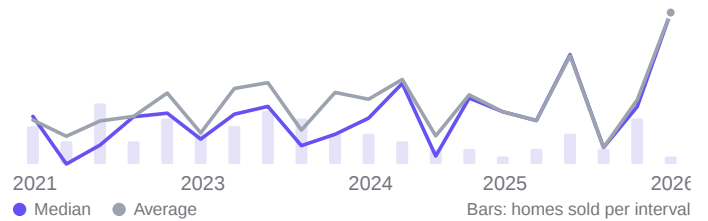
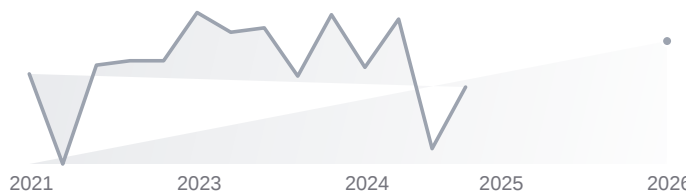
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

77 / 100

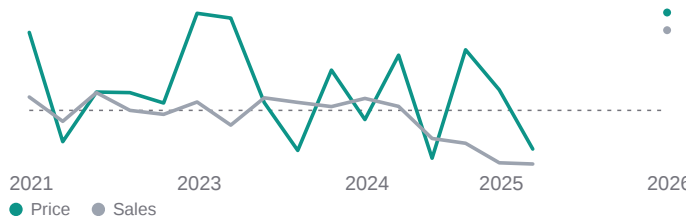
Sale prices

Median \$791K · Average \$791K



Growth (year over year)

Price +122.0% · Sales +100.0%



Price per square foot

\$232/ft²



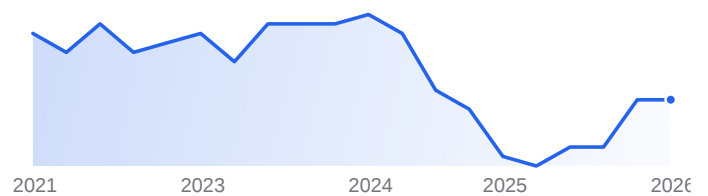
Sale premium vs estimated value

+13.0%



Annual turnover (share of homes sold)

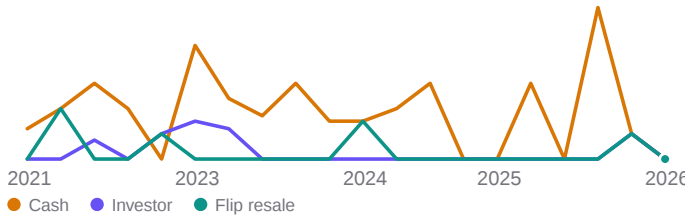
3.7%



BUYERS & OUTCOMES

Buyer mix

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



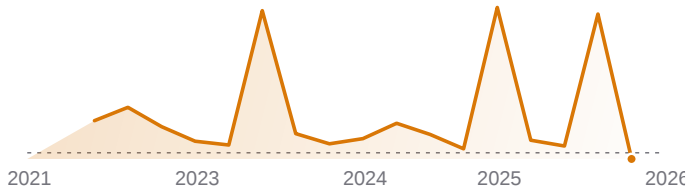
Sellers who sold at a gain

67%

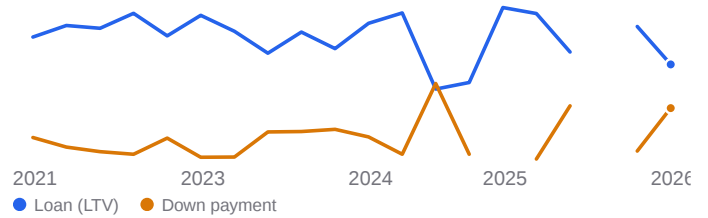


Median annualized return at resale

-4.0%

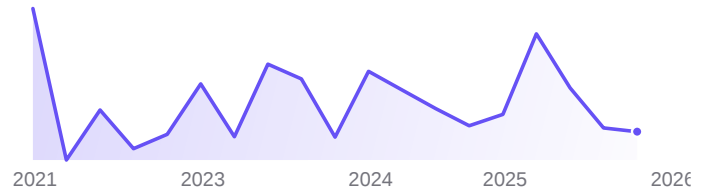


Financing (share of purchase price) Loan (LTV) 64% · Down payment 36%



Typical hold before selling

2.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	380
Median value (AVM)	\$375K
Median size	1,577 ft²
Median bedrooms	3
Median year built	1979
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	2.1%
Owner occupied	46%
Company owned	18%
Median loan-to-value	41%
Typical ownership tenure	14.8 yrs

COMMUNITY

Population	1,694
Density	22 / mi ²
Median household income	\$111K
Average household income	\$127K
Crime index (US avg 100)	35
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	65
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	4.8%
Unemployment	1.4%
Average temp	46°F
Annual precip	25 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.