

Valleyford 99036

ZIP code · WA · Washington · Spokane County

BALANCED MARKET

\$951K

MEDIAN SALE PRICE

+48.2%

1-YR CHANGE

11

SALES (12 MO)

\$728K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



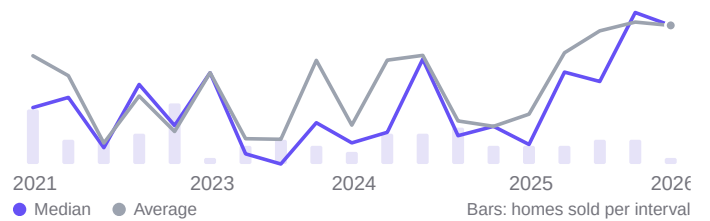
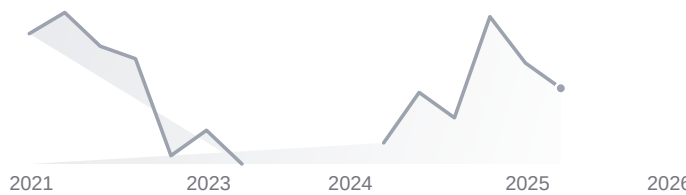
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$954K · Average \$954K

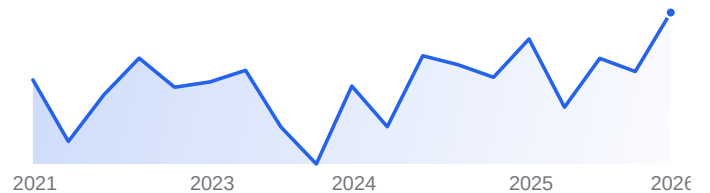
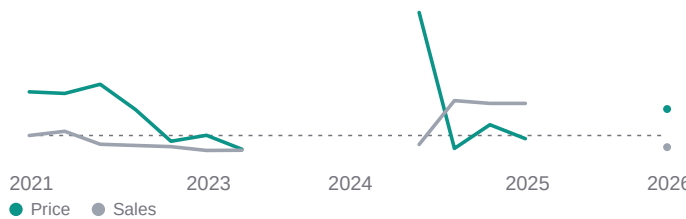


Growth (year over year)

Price +48.2% · Sales -21.4%

Price per square foot

\$358/ft²

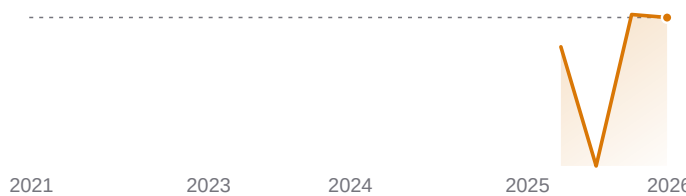


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

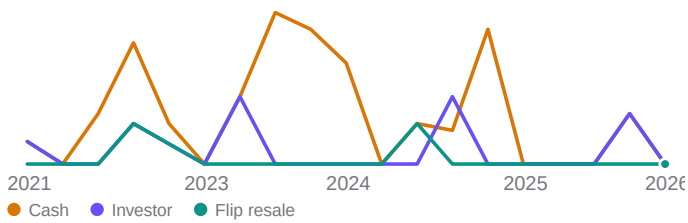
2.0%



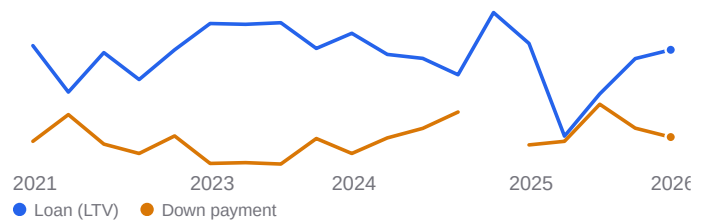
BUYERS & OUTCOMES

Buyer mix

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

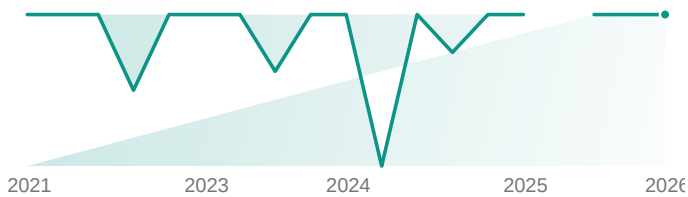


Financing (share of purchase price) Loan (LTV) 79% · Down payment 21%



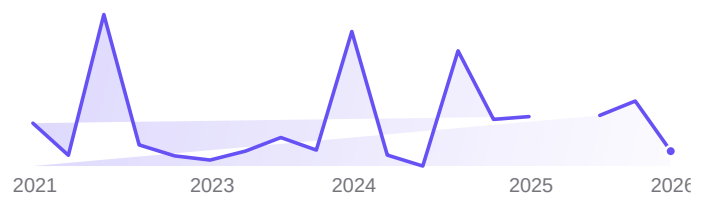
Sellers who sold at a gain

100%



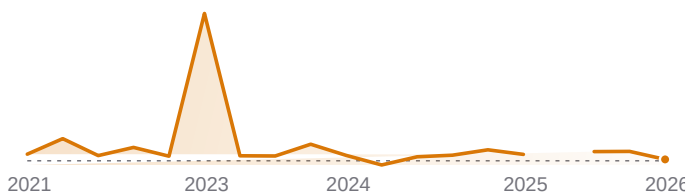
Typical hold before selling

2.9 yrs



Median annualized return at resale

+1.5%



HOUSING STOCK

Homes	559
Median value (AVM)	\$728K
Median size	2,234 ft²
Median bedrooms	3
Median year built	1992
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.5%
Owner occupied	66%
Company owned	8.9%
Median loan-to-value	40%
Typical ownership tenure	18.7 yrs

COMMUNITY

Population	2,260
Density	55 / mi²
Median household income	\$123K
Average household income	\$133K
Crime index (US avg 100)	48
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	67
Homes occupied	98%
Bachelor's or higher	27%
Poverty rate	2.5%
Unemployment	1.6%
Average temp	47°F
Annual precip	22 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.