

Kettle Falls 99141

ZIP code · WA · Washington > Ferry County > Kettle Falls

BUYER'S MARKET

\$335K

MEDIAN SALE PRICE

+11.7%

1-YR CHANGE

63

SALES (12 MO)

\$267K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



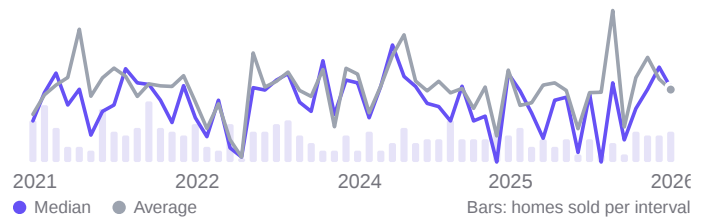
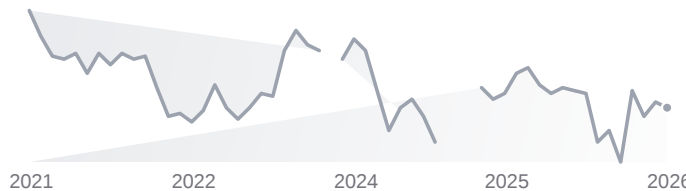
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

33 / 100

Sale prices

Median \$315K · Average \$309K

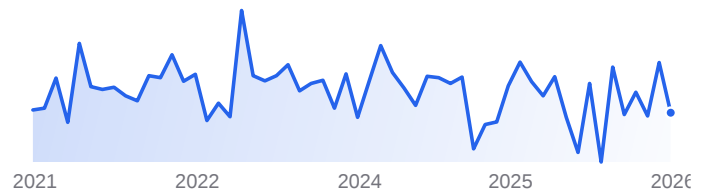
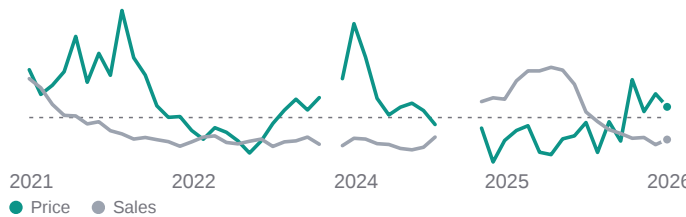


Growth (year over year)

Price +11.7% · Sales -24.1%

Price per square foot

\$150/ft²

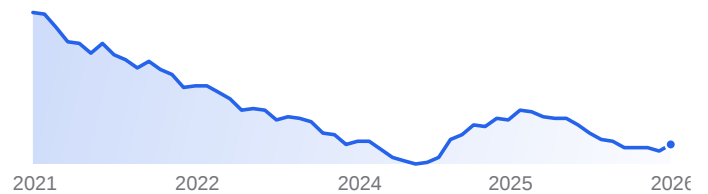
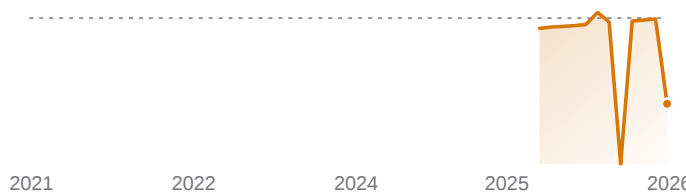


Sale premium vs estimated value

-20.0%

Annual turnover (share of homes sold)

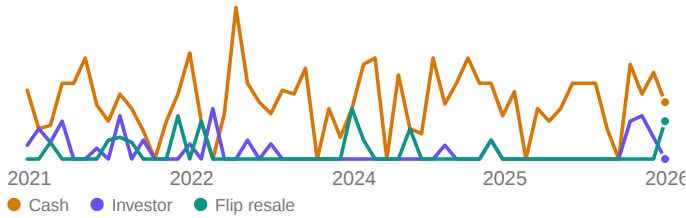
2.4%



BUYERS & OUTCOMES

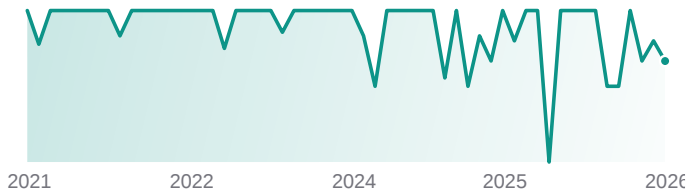
Buyer mix

Cash 38% · Investor 0% · Flip resale 25%



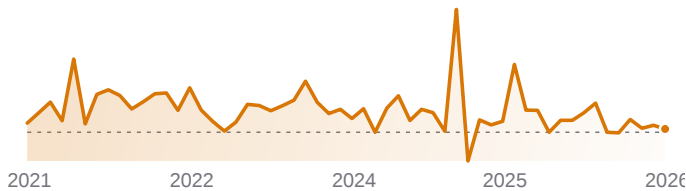
Sellers who sold at a gain

67%

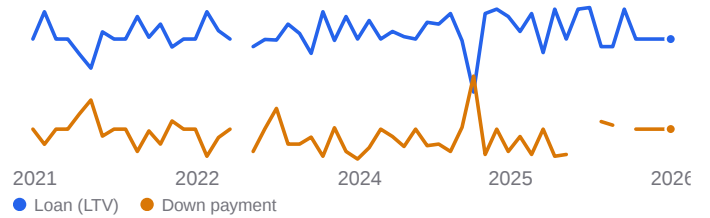


Median annualized return at resale

+1.2%

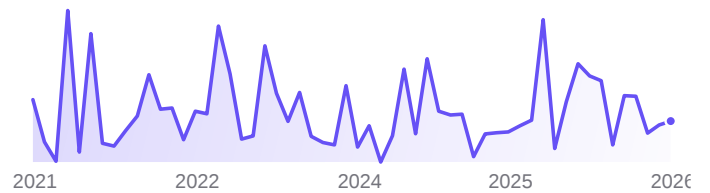


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,624
Median value (AVM)	\$267K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1991
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.3%
Owner occupied	53%
Company owned	10%
Median loan-to-value	32%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	5,722
Density	8 / mi²
Median household income	\$56K
Average household income	\$73K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	61
Homes occupied	88%
Bachelor's or higher	14%
Poverty rate	14.4%
Unemployment	1.3%
Average temp	44°F
Annual precip	26 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.