

Valley 99181

ZIP code · WA · Washington > Stevens County > Valley

BUYER'S MARKET

\$223K

MEDIAN SALE PRICE

-45.9%

1-YR CHANGE

33

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



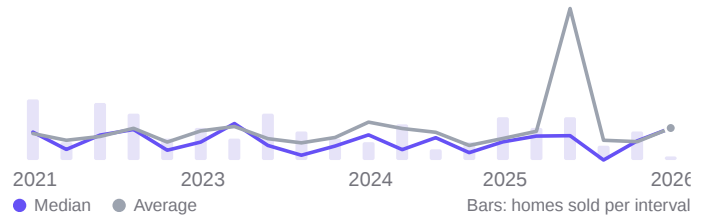
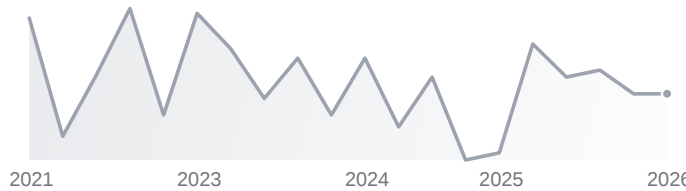
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$320K · Average \$320K

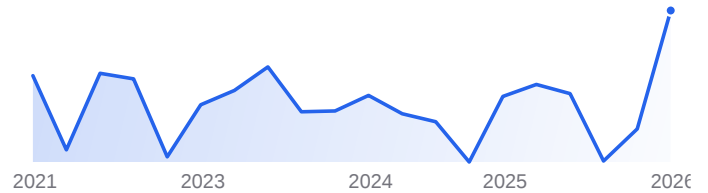
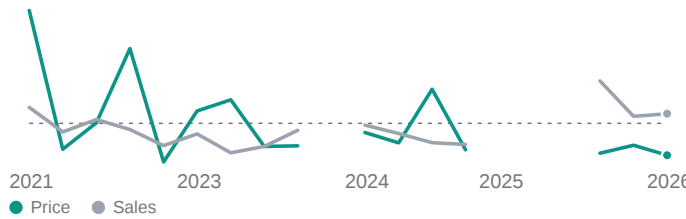


Growth (year over year)

Price -45.9% · Sales +13.8%

Price per square foot

\$444/ft²

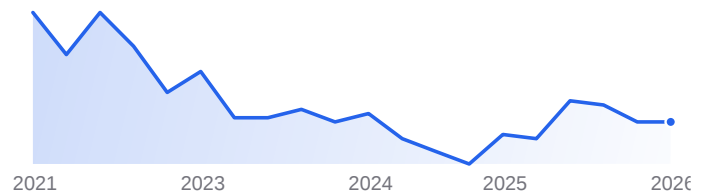


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

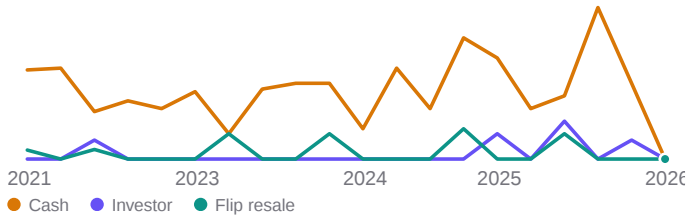
3.3%



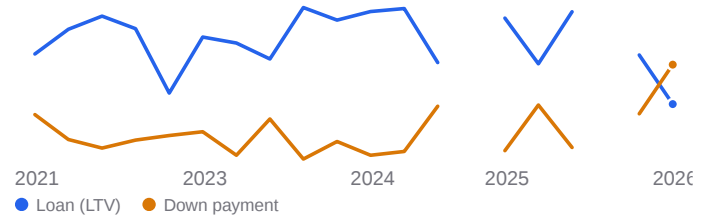
BUYERS & OUTCOMES

Buyer mix

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

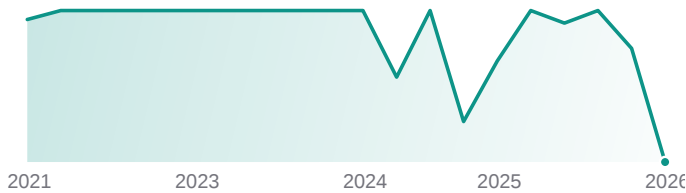


Financing (share of purchase price) Loan (LTV) 37% · Down payment 63%



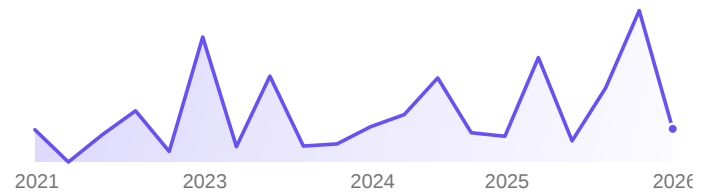
Sellers who sold at a gain

0%



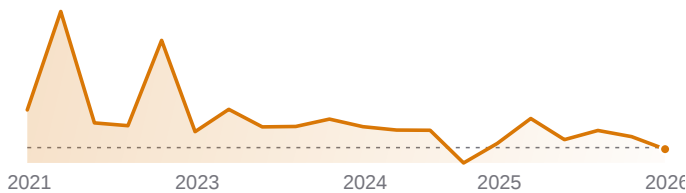
Typical hold before selling

4.1 yrs



Median annualized return at resale

-0.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,009
Median value (AVM)	\$258K
Median size	1,168 ft²
Median bedrooms	3
Median year built	1982
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	3.3%
Owner occupied	45%
Company owned	8.1%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	2,222
Density	18 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	131
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	63
Homes occupied	79%
Bachelor's or higher	9%
Poverty rate	19.5%
Unemployment	1.0%
Average temp	45°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.