

Benton City 99320

ZIP code · WA · Washington > Benton County > Benton City

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

-3.7%

1-YR CHANGE

163

SALES (12 MO)

\$400K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



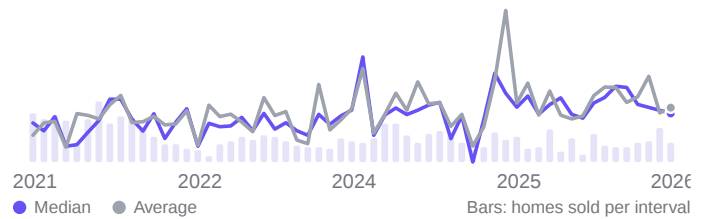
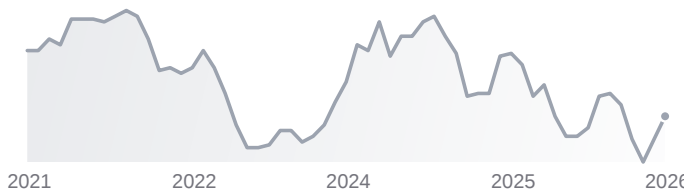
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$370K · Average \$388K

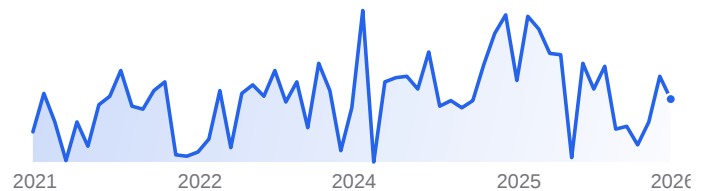
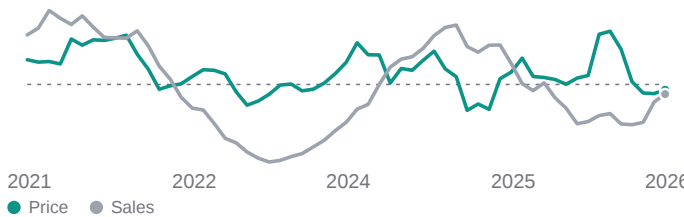


Growth (year over year)

Price -3.7% · Sales -6.9%

Price per square foot

\$245/ft²

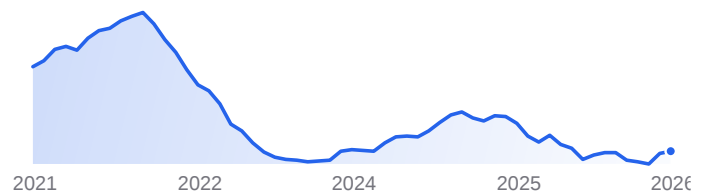
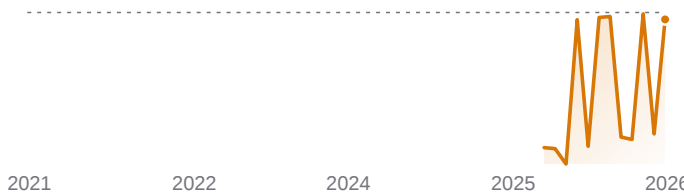


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

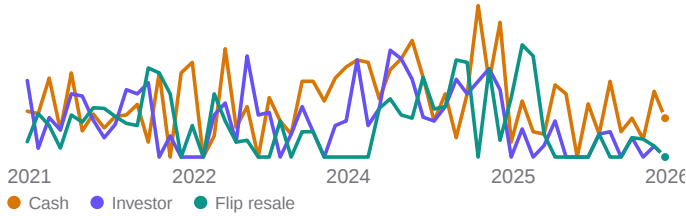
4.2%



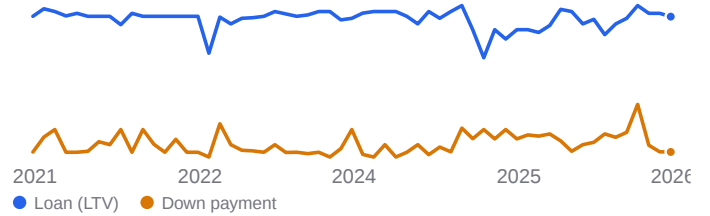
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 0% · Flip resale 0%

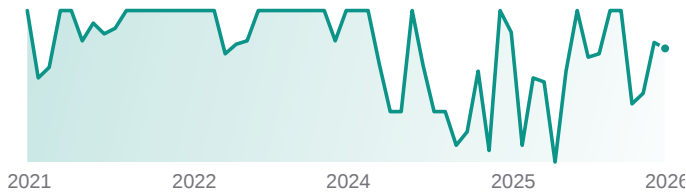


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.2%



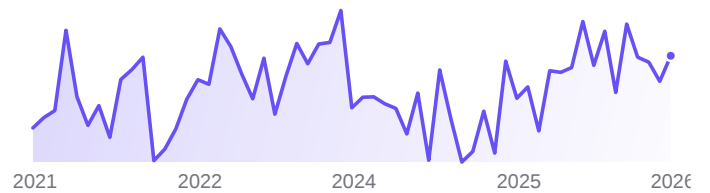
Sellers who sold at a gain

88%



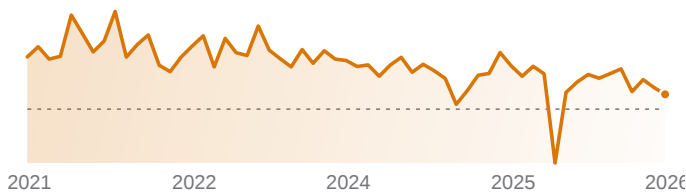
Typical hold before selling

5.4 yrs



Median annualized return at resale

+3.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,894
Median value (AVM)	\$400K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1994
Single family	94%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	80%
Company owned	6.9%
Median loan-to-value	44%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	12,236
Density	74 / mi²
Median household income	\$89K
Average household income	\$108K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	118
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	8.8%
Unemployment	1.5%
Average temp	52°F
Annual precip	9 in
Sunshine	51%

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.