

Dayton 99328

ZIP code · WA · Washington > Columbia County > Dayton

BALANCED MARKET

\$165K

MEDIAN SALE PRICE

-26.9%

1-YR CHANGE

84

SALES (12 MO)

\$225K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



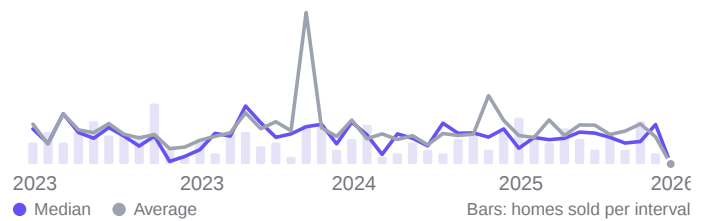
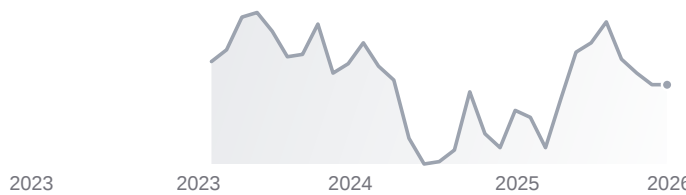
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$23K · Average \$23K

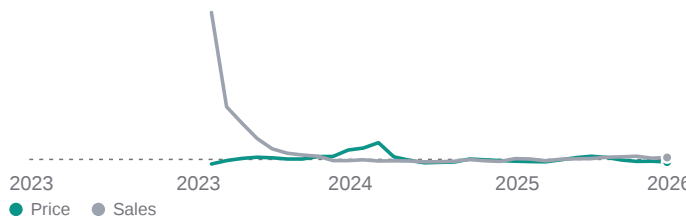


Growth (year over year)

Price -26.9% · Sales +18.3%

Price per square foot

\$95/ft²

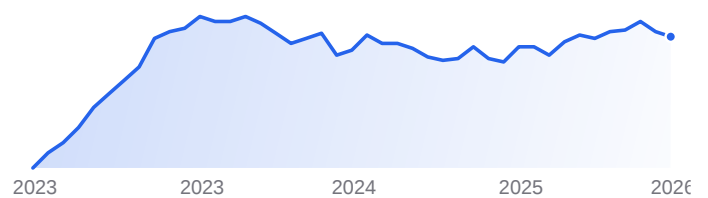
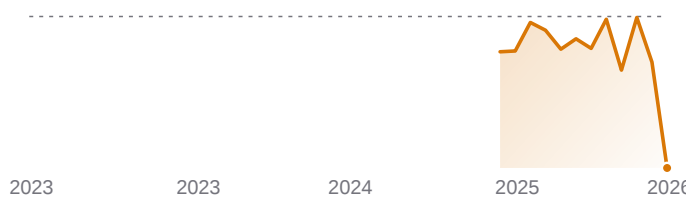


Sale premium vs estimated value

-80.9%

Annual turnover (share of homes sold)

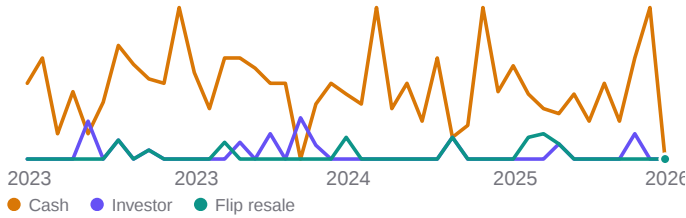
3.8%



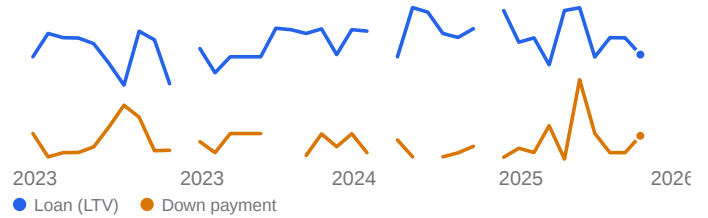
BUYERS & OUTCOMES

Buyer mix

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

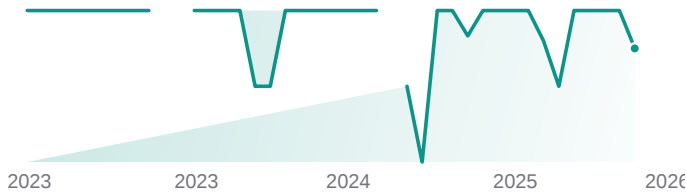


Financing (share of purchase price) Loan (LTV) 82% · Down payment 18%



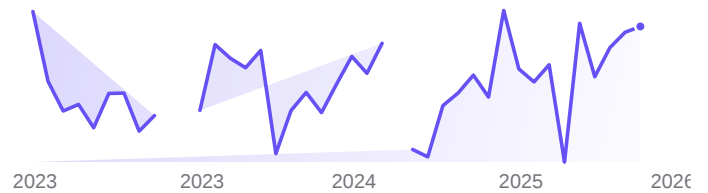
Sellers who sold at a gain

75%



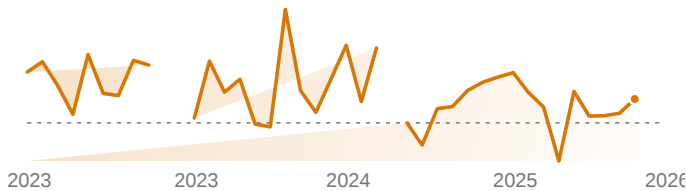
Typical hold before selling

9.4 yrs



Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,226
Median value (AVM)	\$225K
Median size	1,377 ft²
Median bedrooms	3
Median year built	1960
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	3.2%
Owner occupied	57%
Company owned	7.3%
Median loan-to-value	26%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	3,969
Density	6 / mi²
Median household income	\$70K
Average household income	\$88K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	78
Homes occupied	80%
Bachelor's or higher	16%
Poverty rate	9.4%
Unemployment	1.0%
Average temp	48°F
Annual precip	27 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.