

Kennewick 99338

ZIP code · WA · Washington > Benton County > Kennewick

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

-15.9%

1-YR CHANGE

467

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



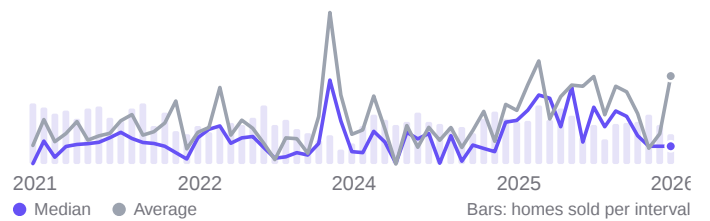
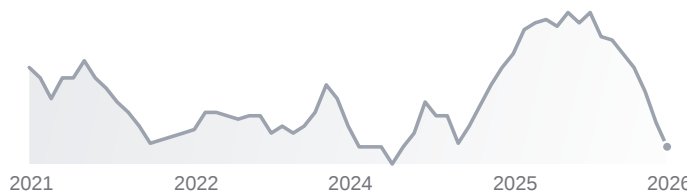
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$475K · Average \$641K

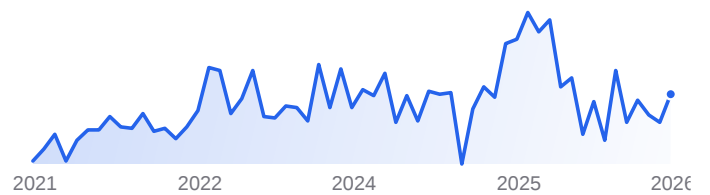
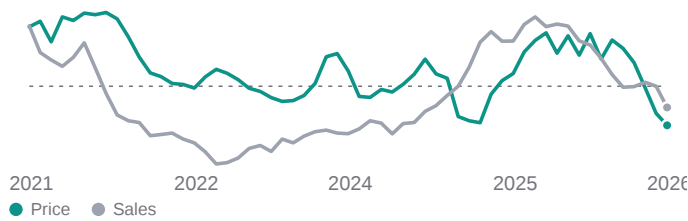


Growth (year over year)

Price -15.9% · Sales -8.6%

Price per square foot

\$265/ft²

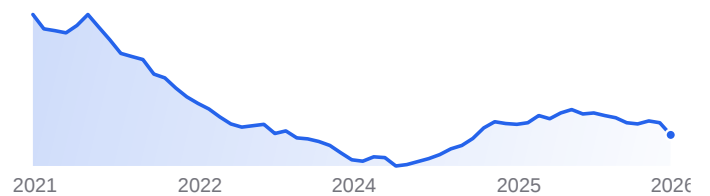


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

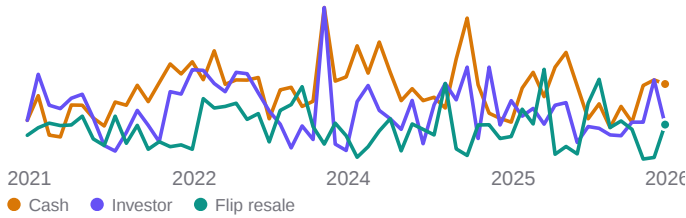
6.2%



BUYERS & OUTCOMES

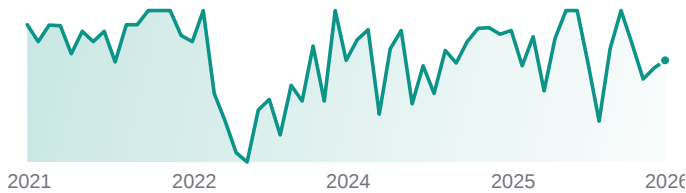
Buyer mix

Cash 28% · Investor 14% · Flip resale 14%



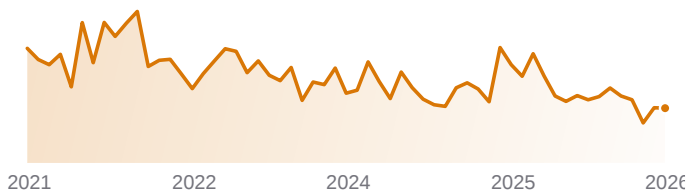
Sellers who sold at a gain

90%

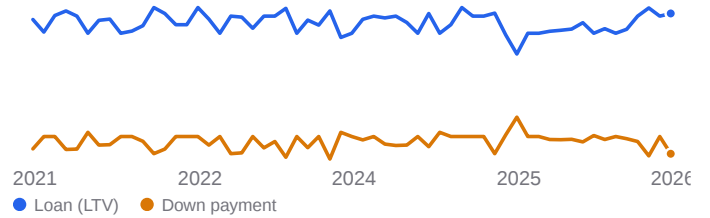


Median annualized return at resale

+4.4%

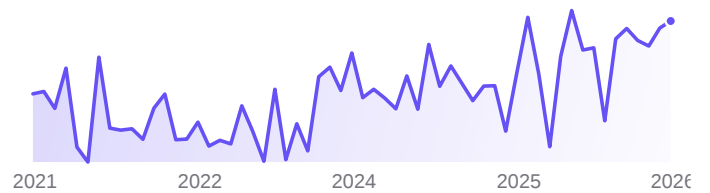


Financing (share of purchase price) Loan (LTV) 92% · Down payment 10%



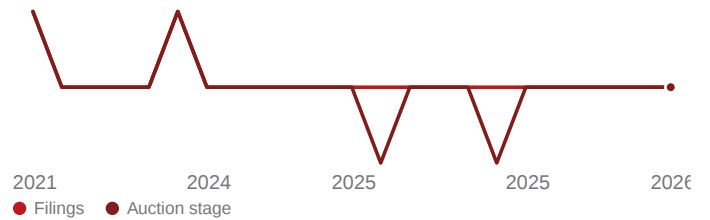
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,507
Median value (AVM)	\$537K
Median size	2,146 ft²
Median bedrooms	3
Median year built	2008
Single family	92%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.6%
Owner occupied	86%
Company owned	9.6%
Median loan-to-value	53%

Typical ownership tenure

6.9 yrs

COMMUNITY

Population	19,491
Density	181 / mi²
Median household income	\$115K
Average household income	\$138K
Crime index (US avg 100)	43
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	121
Homes occupied	96%
Bachelor's or higher	26%
Poverty rate	6.5%
Unemployment	1.6%
Average temp	53°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.