

Paterson 99345

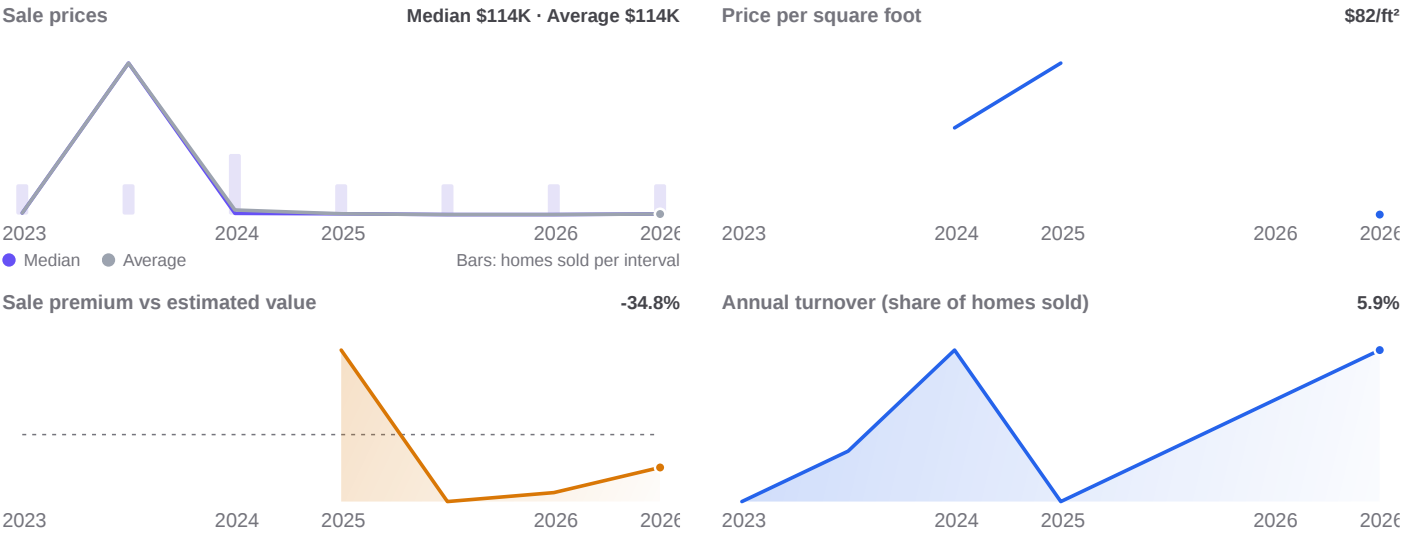
ZIP code · WA · Washington > Benton County

\$77K
MEDIAN SALE PRICE

4
SALES (12 MO)

\$191K
MEDIAN VALUE (AVM)

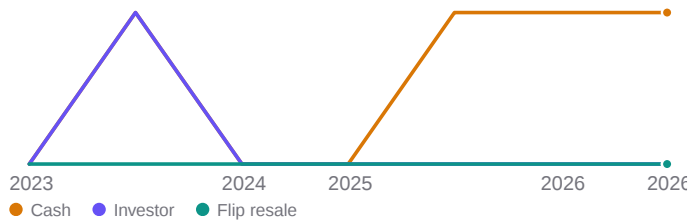
MARKET TRENDS (5 YEARS)



BUYERS & OUTCOMES

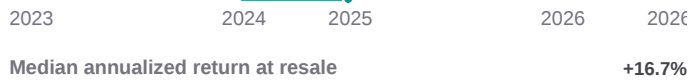
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

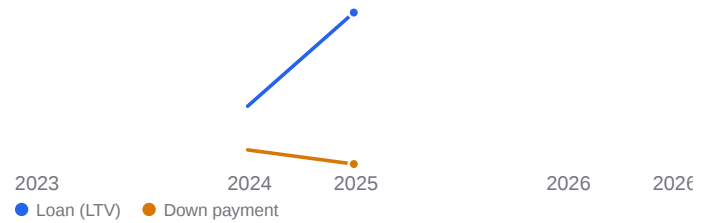


Sellers who sold at a gain

100%



Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

17.2 yrs



HOUSING STOCK

Homes	68
Median value (AVM)	\$191K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1983
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0%
Owner occupied	61%
Company owned	8.8%
Median loan-to-value	19%
Typical ownership tenure	7.8 yrs

COMMUNITY

Population	252
Density	2 / mi²
Median household income	\$75K
Average household income	\$85K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	92
Homes occupied	88%
Bachelor's or higher	17%
Poverty rate	11.2%
Unemployment	1.9%
Average temp	53°F
Annual precip	9 in
Sunshine	51%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.