

Mattawa 99349

ZIP code · WA · Washington > Grant County > Mattawa

BUYER'S MARKET

\$402K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

55

SALES (12 MO)

\$473K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



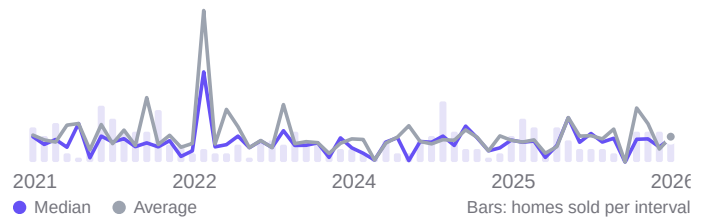
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$460K · Average \$489K

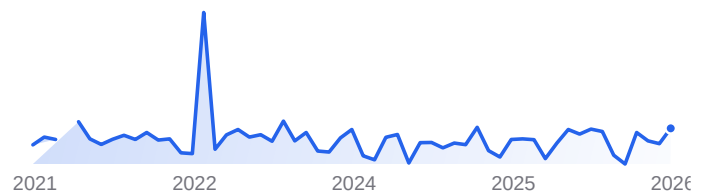
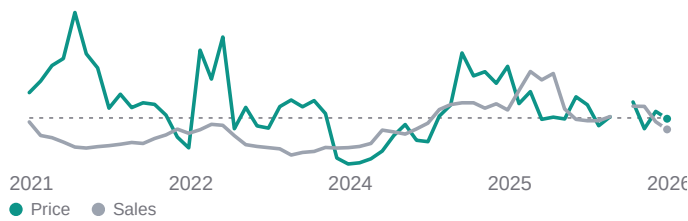


Growth (year over year)

Price -1.0% · Sales -15.4%

Price per square foot

\$383/ft²

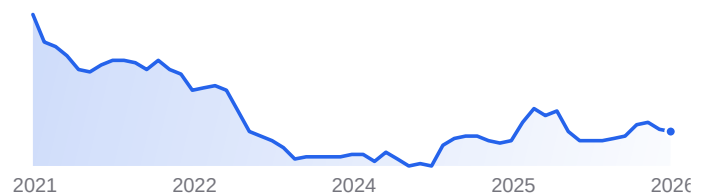
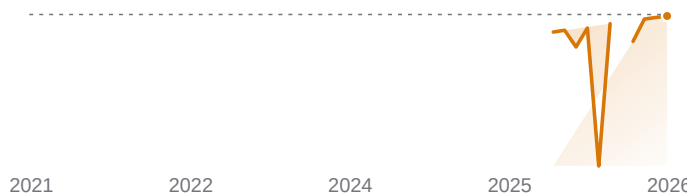


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

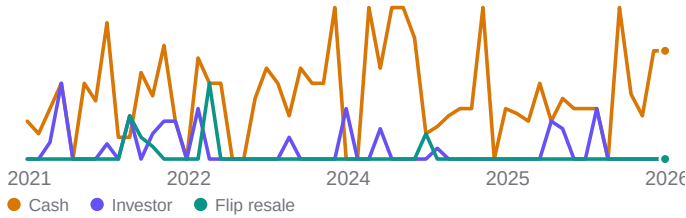
2.8%



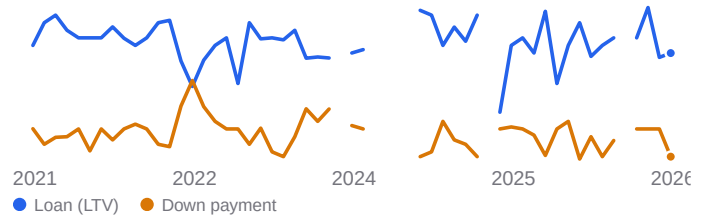
BUYERS & OUTCOMES

Buyer mix

Cash 71% · Investor 0% · Flip resale 0%

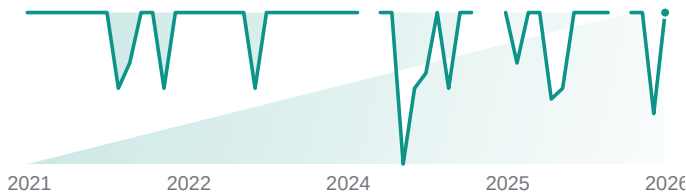


Financing (share of purchase price) Loan (LTV) 70% · Down payment 1.8%



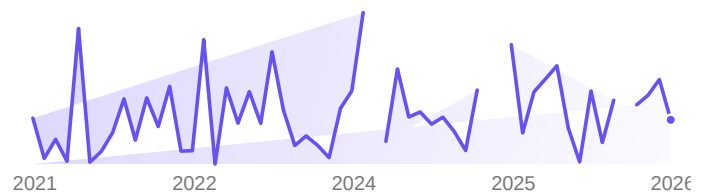
Sellers who sold at a gain

100%



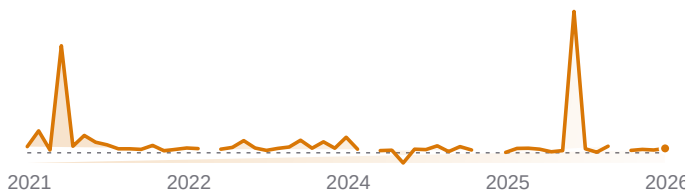
Typical hold before selling

6.0 yrs



Median annualized return at resale

+10.2%



HOUSING STOCK

Homes	1,967
Median value (AVM)	\$473K
Median size	1,438 ft²
Median bedrooms	3
Median year built	1998
Single family	38%
Condos	0.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.4%
Owner occupied	40%
Company owned	12%
Median loan-to-value	35%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	8,354
Density	25 / mi²
Median household income	\$64K
Average household income	\$86K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	90
Homes occupied	85%
Bachelor's or higher	12%
Poverty rate	16.7%
Unemployment	2.1%
Average temp	52°F
Annual precip	8 in
Sunshine	54%

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