

West Richland 99353

ZIP code · WA · Washington > Benton County > West Richland

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

-20.4%

1-YR CHANGE

318

SALES (12 MO)

\$479K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



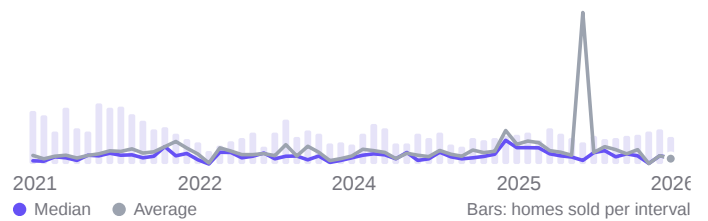
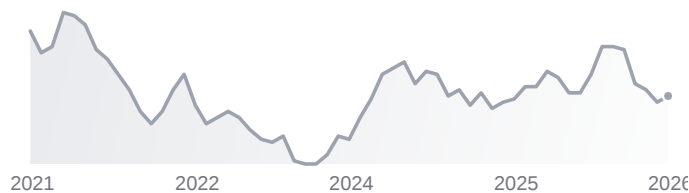
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$440K · Average \$432K

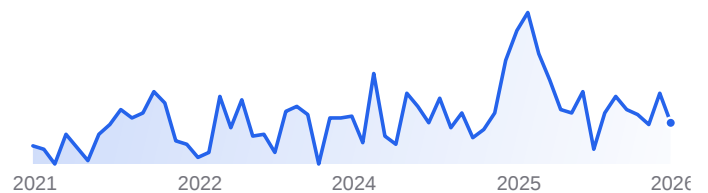
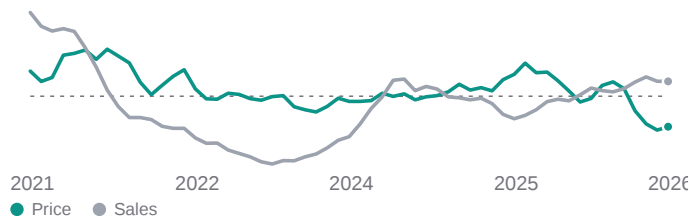


Growth (year over year)

Price -20.4% · Sales +10.0%

Price per square foot

\$248/ft²

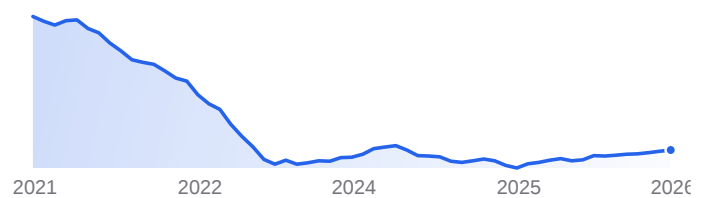
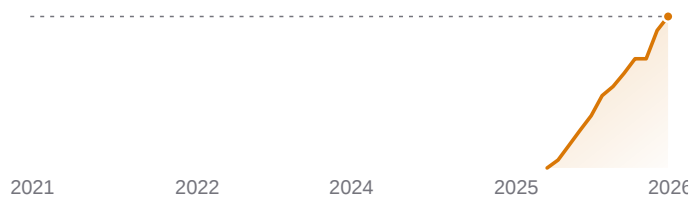


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

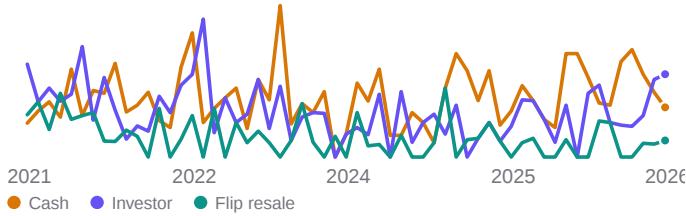
4.6%



BUYERS & OUTCOMES

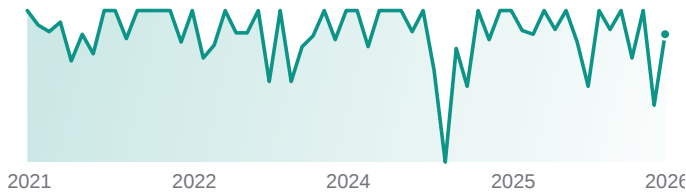
Buyer mix

Cash 12% · Investor 20% · Flip resale 4.0%



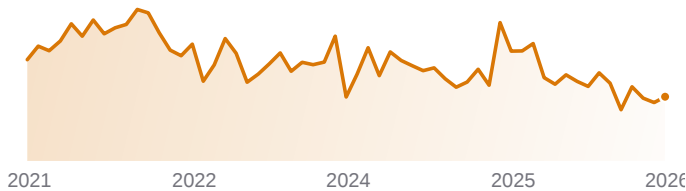
Sellers who sold at a gain

94%

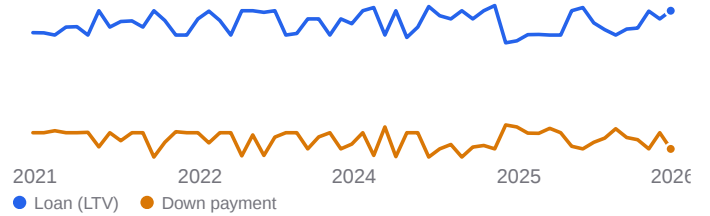


Median annualized return at resale

+4.8%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



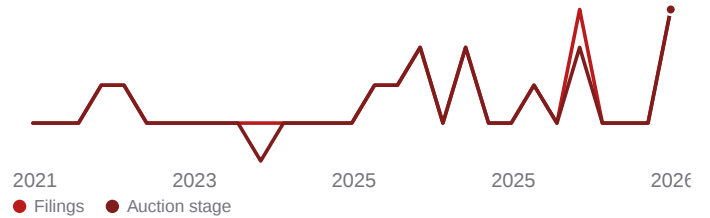
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	6,953
Median value (AVM)	\$479K
Median size	1,888 ft²
Median bedrooms	3
Median year built	2002
Single family	90%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	85%
Company owned	7.2%
Median loan-to-value	51%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	20,246
Density	360 / mi²
Median household income	\$119K
Average household income	\$132K
Crime index (US avg 100)	57
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	121
Homes occupied	97%
Bachelor's or higher	26%
Poverty rate	5.6%
Unemployment	1.6%
Average temp	53°F
Annual precip	8 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.