

Royal City 99357

ZIP code · WA · Washington > Grant County > Royal City

BUYER'S MARKET

\$244K

MEDIAN SALE PRICE

+17.1%

1-YR CHANGE

14

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 36 / 100



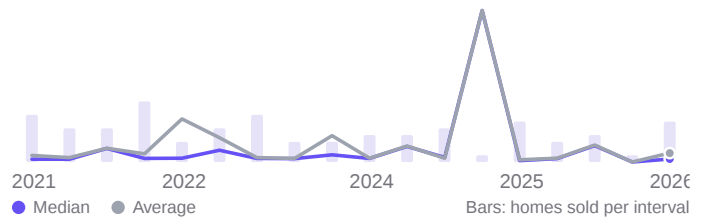
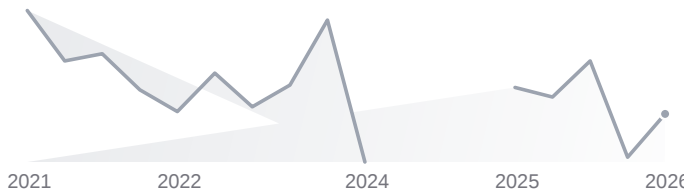
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

36 / 100

Sale prices

Median \$296K · Average \$677K

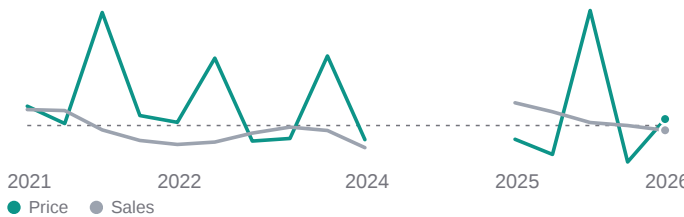


Growth (year over year)

Price +17.1% · Sales -12.5%

Price per square foot

\$157/ft²

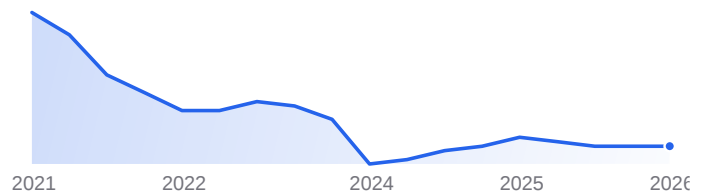


Sale premium vs estimated value

-18.1%

Annual turnover (share of homes sold)

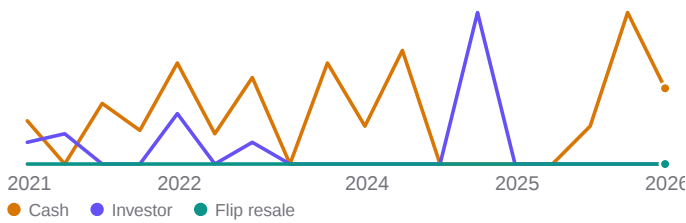
1.9%



BUYERS & OUTCOMES

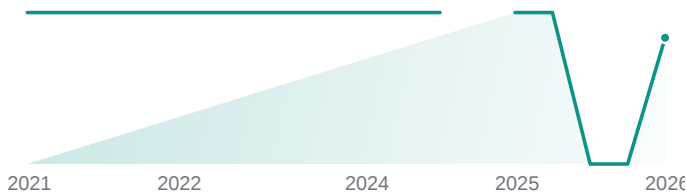
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



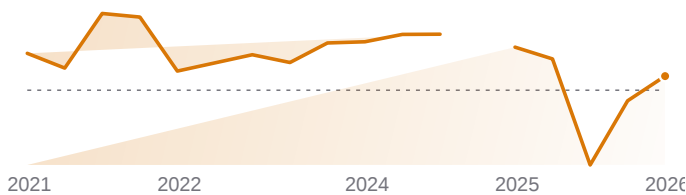
Sellers who sold at a gain

83%

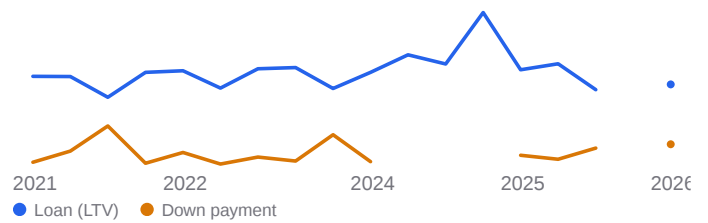


Median annualized return at resale

+4.3%

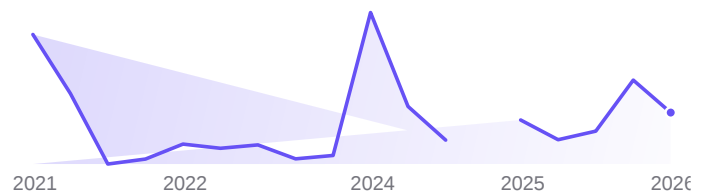


Financing (share of purchase price) Loan (LTV) 75% · Down payment 20%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	737
Median value (AVM)	\$355K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1984
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	2.2%
Owner occupied	41%
Company owned	23%
Median loan-to-value	34%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	5,267
Density	19 / mi²
Median household income	\$57K
Average household income	\$78K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	89
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	19.5%
Unemployment	1.8%
Average temp	51°F
Annual precip	8 in
Sunshine	54%

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.