

Waitsburg 99361

ZIP code · WA · Washington > Walla Walla County > Waitsburg

BALANCED MARKET

\$118K

MEDIAN SALE PRICE

-62.9%

1-YR CHANGE

28

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



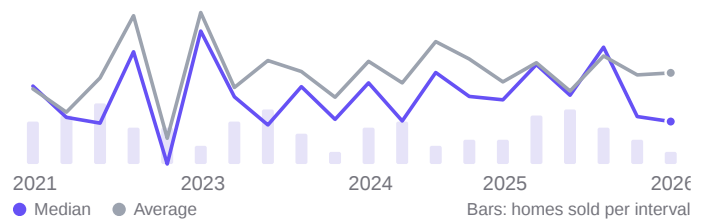
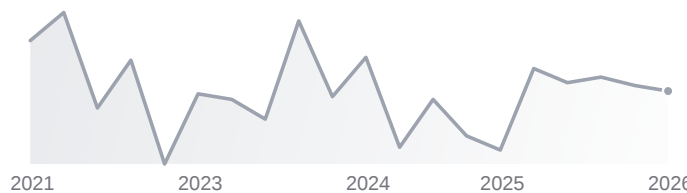
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$200K · Average \$296K

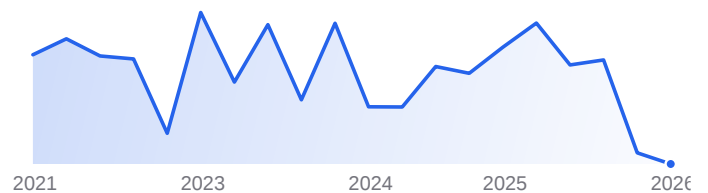
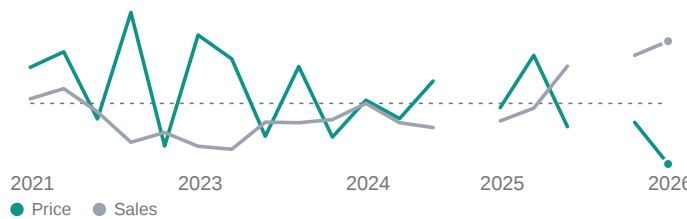


Growth (year over year)

Price -62.9% · Sales +64.7%

Price per square foot

\$93/ft²

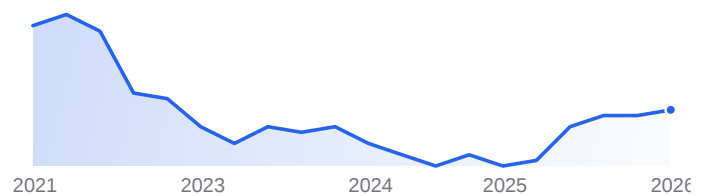


Sale premium vs estimated value

-42.1%

Annual turnover (share of homes sold)

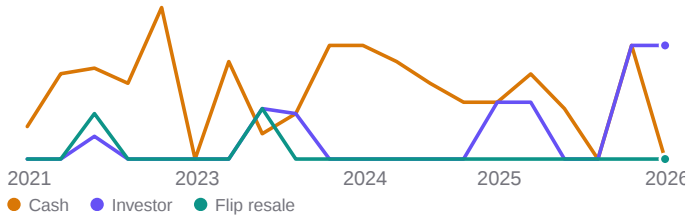
4.1%



BUYERS & OUTCOMES

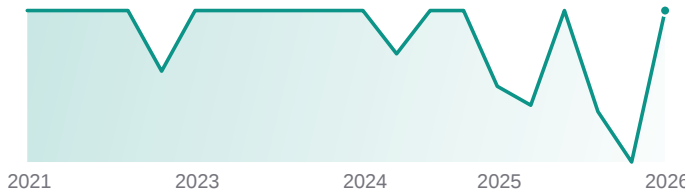
Buyer mix

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



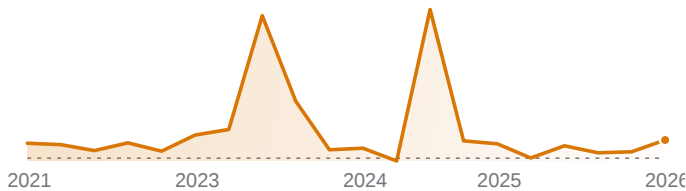
Sellers who sold at a gain

100%

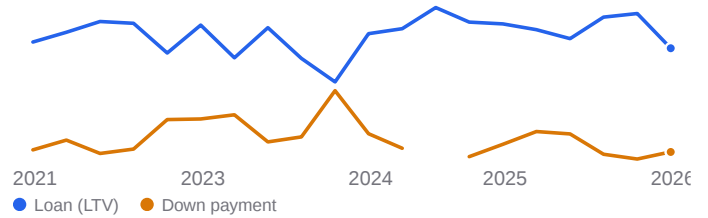


Median annualized return at resale

+10.7%



Financing (share of purchase price) Loan (LTV) 75% · Down payment 6.5%



Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	688
Median value (AVM)	\$300K
Median size	1,487 ft²
Median bedrooms	3
Median year built	1970
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	74%
Company owned	8.3%
Median loan-to-value	37%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	1,907
Density	8 / mi²
Median household income	\$78K
Average household income	\$91K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	91
Homes occupied	88%
Bachelor's or higher	15%
Poverty rate	8.3%
Unemployment	1.4%
Average temp	50°F
Annual precip	25 in
Sunshine	52%

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