

Clarkston 99403

ZIP code · WA · Washington > Asotin County > Clarkston

BALANCED MARKET

\$328K

MEDIAN SALE PRICE

-3.2%

1-YR CHANGE

307

SALES (12 MO)

\$335K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



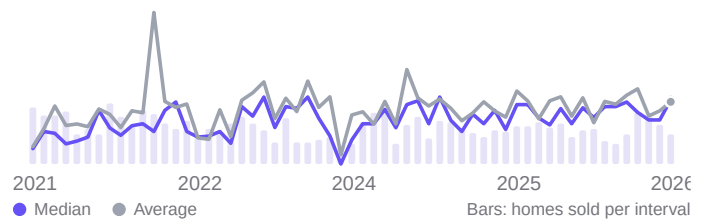
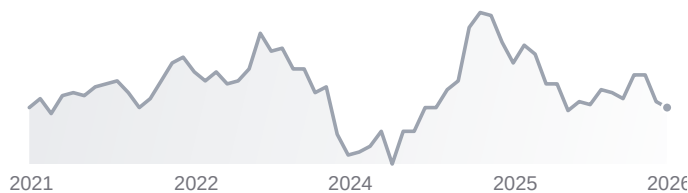
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

47 / 100

Sale prices

Median \$363K · Average \$357K

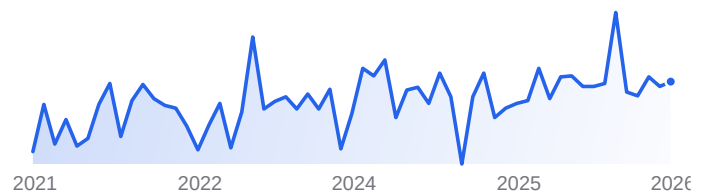
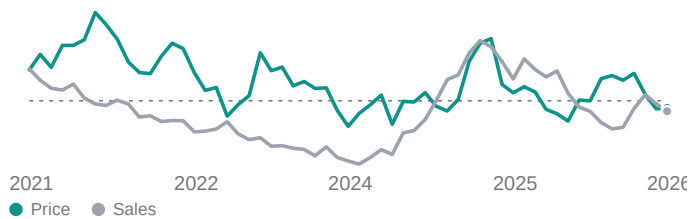


Growth (year over year)

Price -3.2% · Sales -4.7%

Price per square foot

\$288/ft²

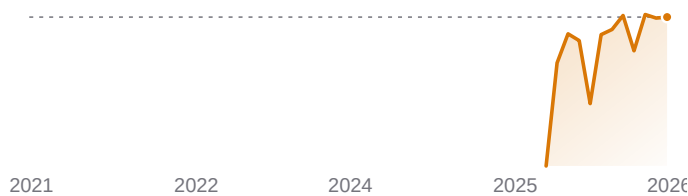


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

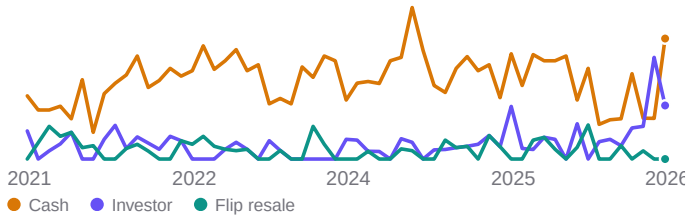
3.7%



BUYERS & OUTCOMES

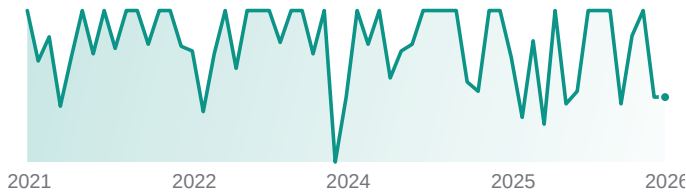
Buyer mix

Cash 41% · Investor 18% · Flip resale 0%



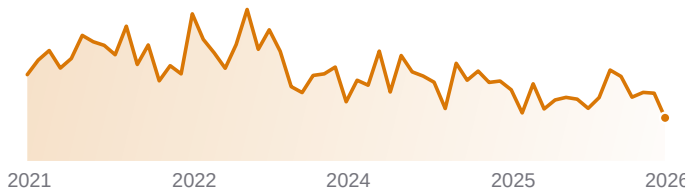
Sellers who sold at a gain

86%

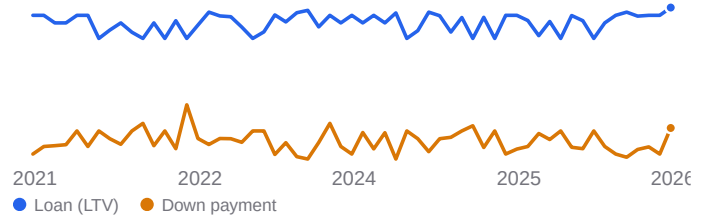


Median annualized return at resale

+4.0%

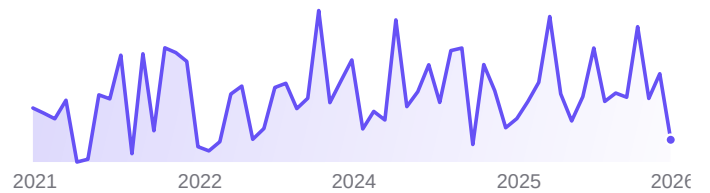


Financing (share of purchase price) Loan (LTV) 100% · Down payment 22%



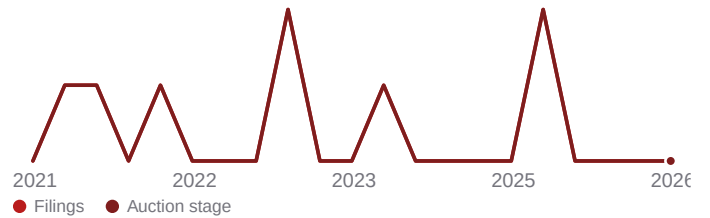
Typical hold before selling

3.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,200
Median value (AVM)	\$335K
Median size	1,236 ft²
Median bedrooms	2
Median year built	1971
Single family	84%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.8%
Owner occupied	73%
Company owned	9.9%
Median loan-to-value	44%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	20,651
Density	115 / mi²
Median household income	\$64K
Average household income	\$82K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	61
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	18.0%
Unemployment	0.8%
Average temp	49°F
Annual precip	18 in
Sunshine	54%

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.