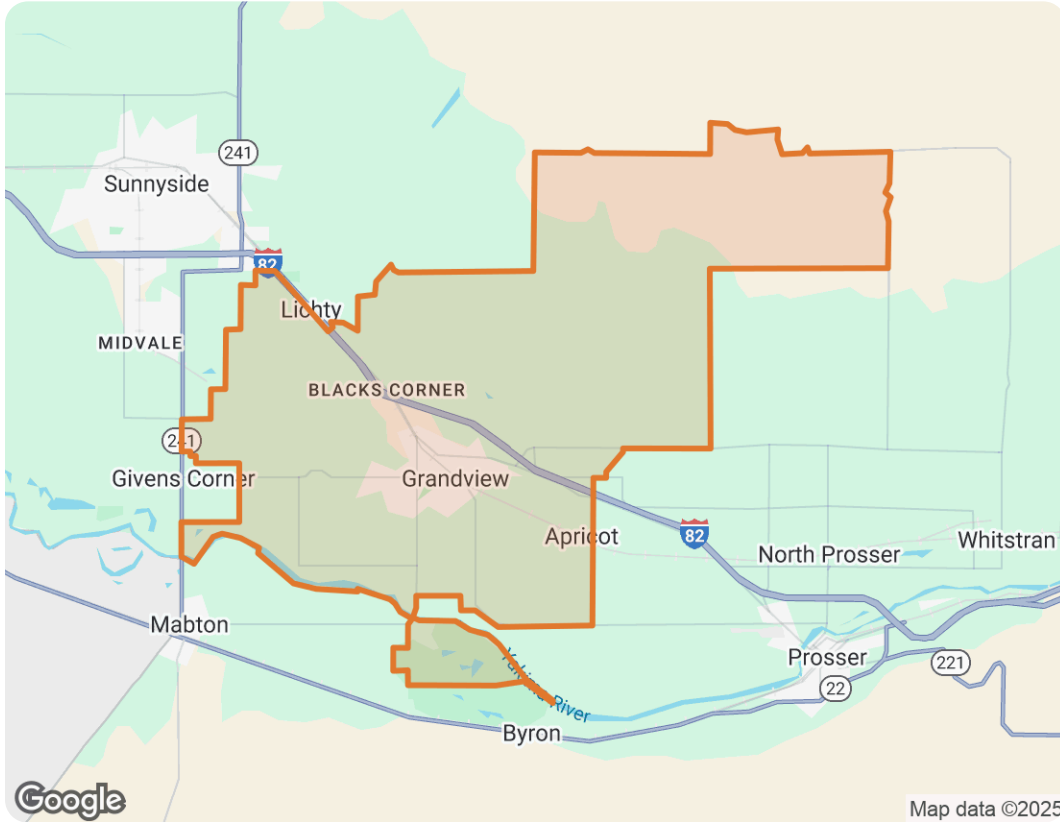




## Grandview, WA 98930



### William Spencer

Washington Appraisal License #1701894

📞 Work (509) 628-0940



# Housing

## Housing Facts & Stats

	98930	Yakima County	Washington	USA
Median Estimated Home Value	\$335K	\$366K	\$620K	\$368K
Est. Home Value 12-Mo. Change	+5.6%	+4.2%	+3.2%	+2.3%
Median List Price	\$380K	\$405K	\$549K	–
List Price 1-Month Change	+1.2%	+1.5%	+4.6%	–
List Price 12-Month Change	+3.7%	-1.2%	+3.6%	–
Median Home Age	48	53	45	44
Own	59%	62%	64%	65%
Rent	41%	38%	36%	35%
\$ Total Value (of all buildings for which permits were issued)	–	\$152.46M	\$9.52B	\$365.37B
% Change in permits (for all buildings)	–	+6%	-12%	-6%
% Change in \$ value (for all buildings)	–	+10%	-15%	-5%

Grandview, WA 98930

Market Trends for Grandview, WA 98930

Single Family + Condo/Townhouse/Apt.

February 2025

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

1.91

↓ 13.18% MoM

Sold to List Price %

100.4%

↑ 1.88% MoM

Median Days in RPR

34

↓ 69.91% MoM

Median Sold Price

\$384,900

↑ 6.63% MoM

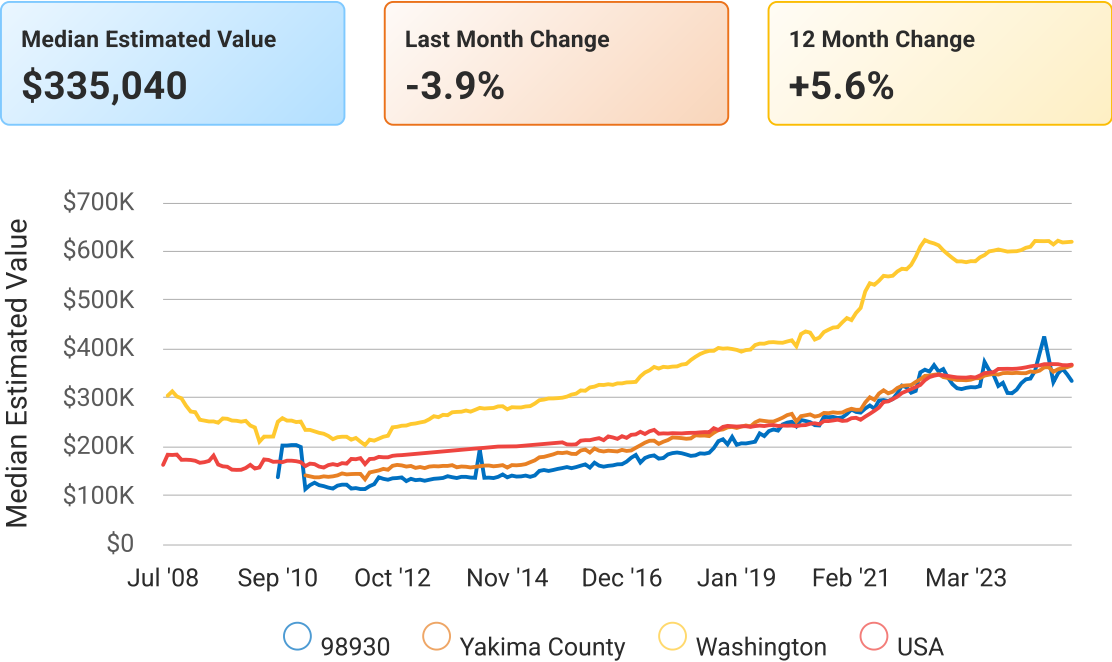
February 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



# Grandview, WA 98930

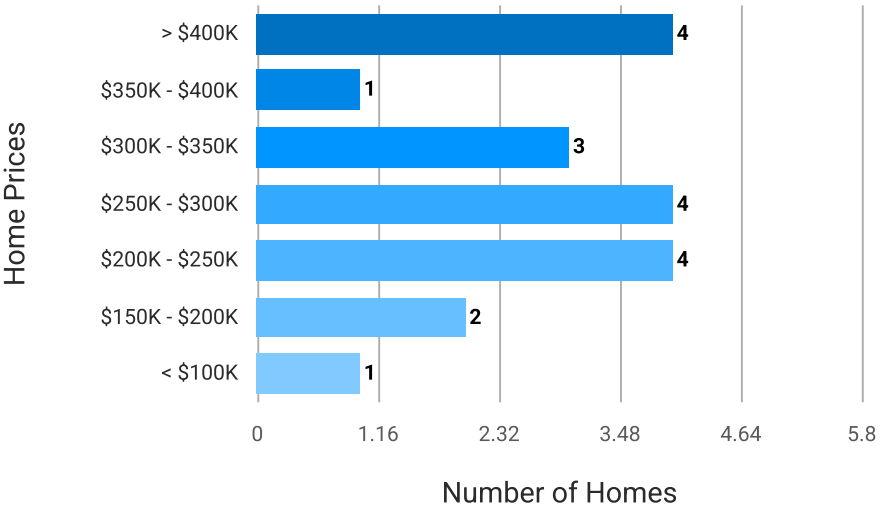
## Sold Home Stats

### Price Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months within different price ranges in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data is unavailable (such as a non-disclosure state) or provided in range format.

Source: Public records data

Update Frequency: Daily

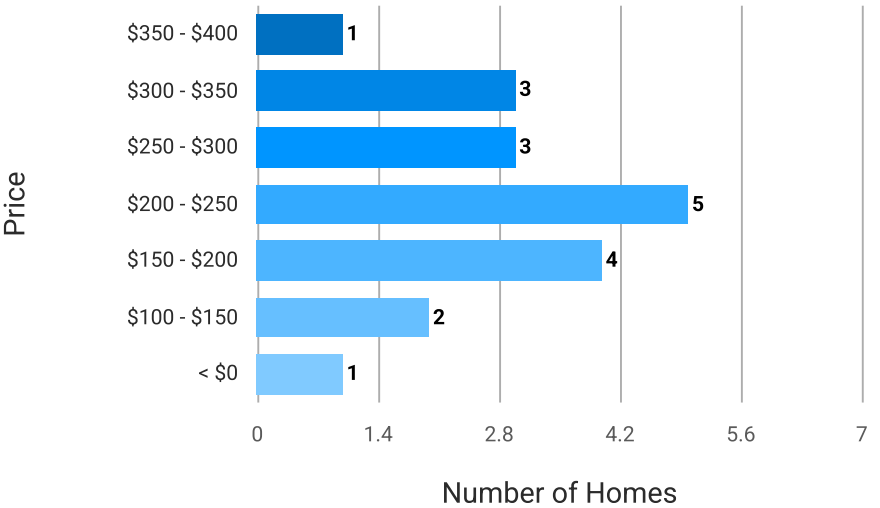


### Price per Square Foot of Comps Sold

This chart shows the distribution of homes reported sold in the past three months at different prices per square foot.

Source: Public records data

Update Frequency: Daily

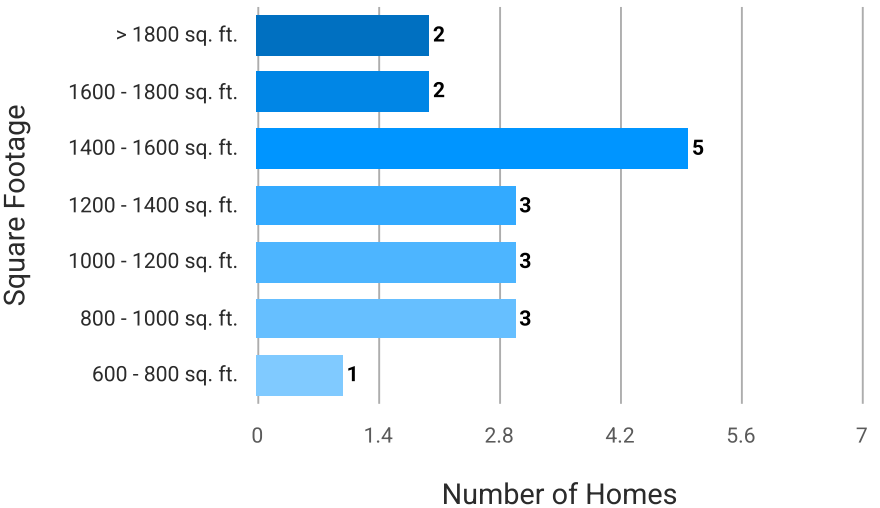


### Size of Homes Sold

This chart shows the distribution of homes reported sold in the past three months of different sizes in the area of your search.

Source: Public records data

Update Frequency: Daily



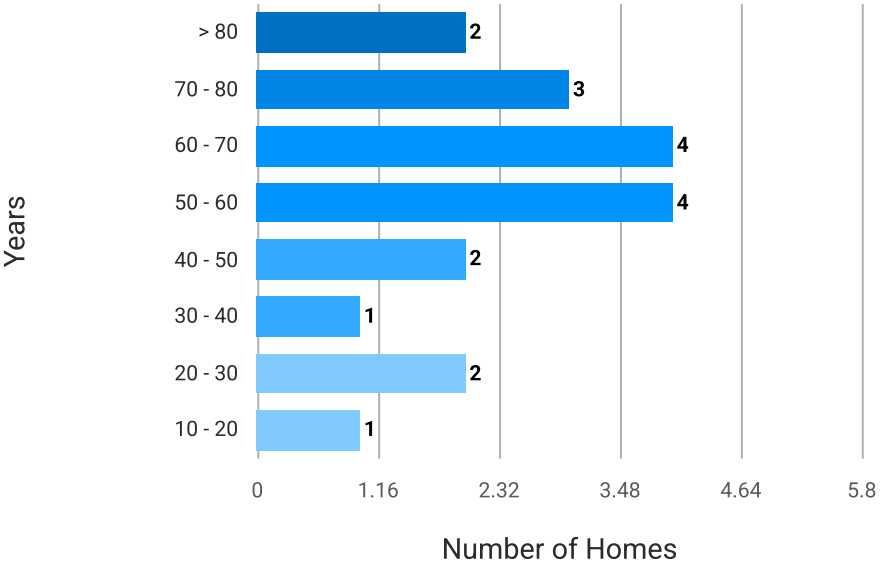
# Grandview, WA 98930

## Age Range of Comps Sold

This chart shows the distribution of homes reported sold in the past three months of different age ranges in the area of your search.

Source: Public records data

Update Frequency: Daily

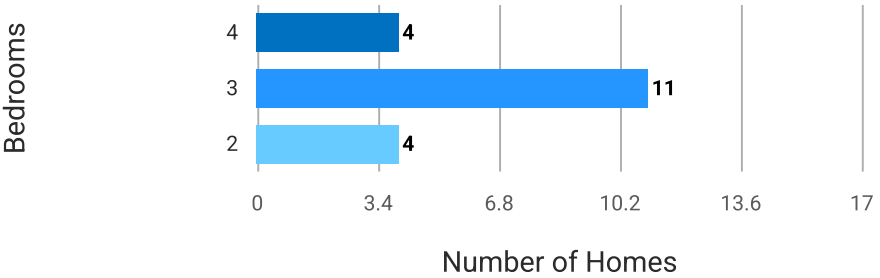


## Number of Bedrooms in Homes Sold

This chart shows the distribution of homes reported sold in the past three months, compared by the number of bedrooms, in the area of your search.

Source: Public records data

Update Frequency: Daily



# People

## People Facts & Stats

	98930	Yakima County	Washington	USA
Population	15K	256K	7.69M	331.1M
Population Density per Sq Mi	434	60	116	94
Pop Change since 2020	+1.7%	+0%	+3.3%	+0%
Median Age	27	33	38	39
Male / Female Ratio	49%	50%	50%	50%

# Grandview, WA 98930

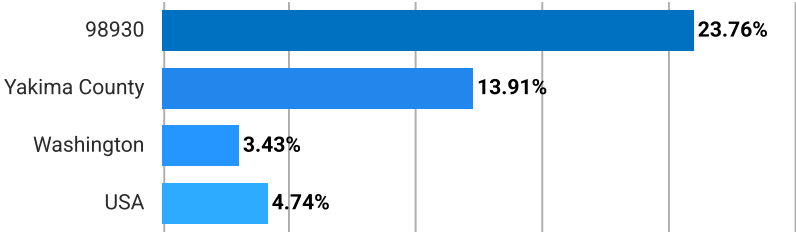
## Education Levels of Population

Source: U.S. Census American Community Survey via Esri, 2023

Update Frequency: Annually

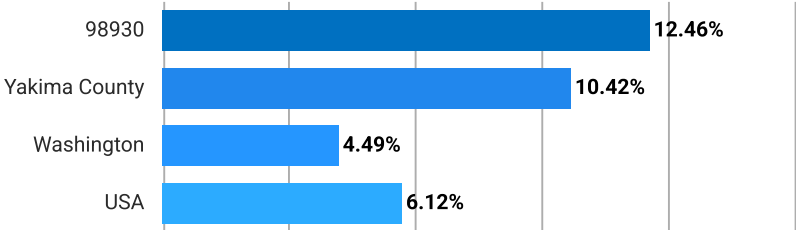
### Less than 9th Grade

This chart shows the percentage of people in an area who have less than a ninth grade education, compared with other geographies.



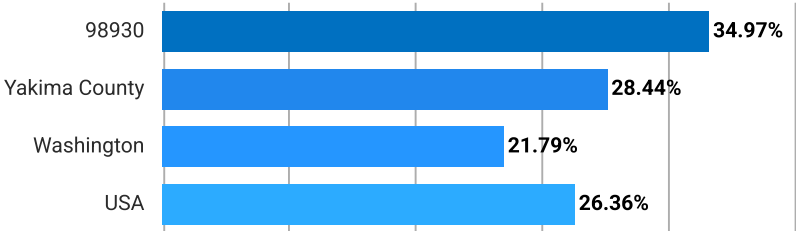
### Some High School

This chart shows the percentage of people in an area whose highest educational achievement is some high school, without graduating or passing a high school GED test, compared with other geographies.



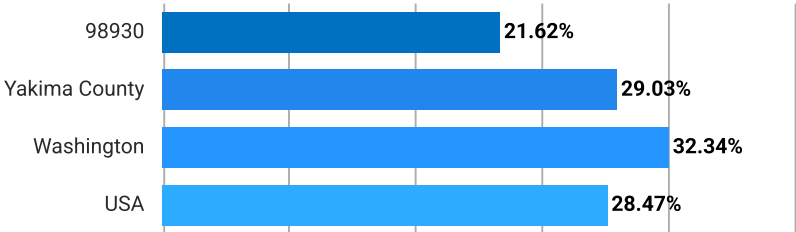
### High School Graduate

This chart shows the percentage of people in an area whose highest educational achievement is high school, compared with other geographies.



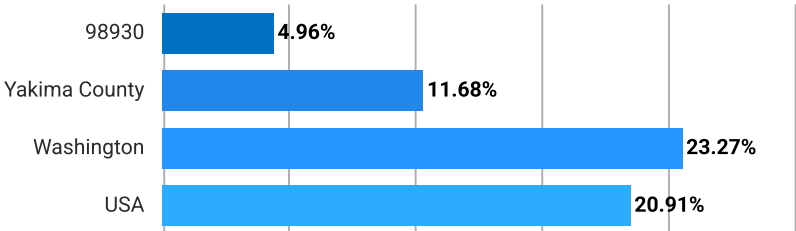
### Associate Degree

This chart shows the percentage of people in an area whose highest educational achievement is an associate degree, compared with other geographies.



### Bachelor's Degree

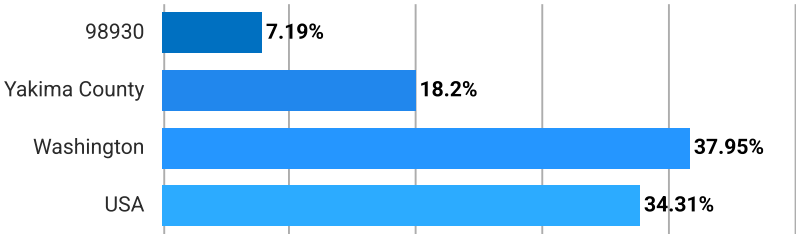
This chart shows the percentage of people in an area whose highest educational achievement is a bachelor's degree, compared with other geographies.



# Grandview, WA 98930

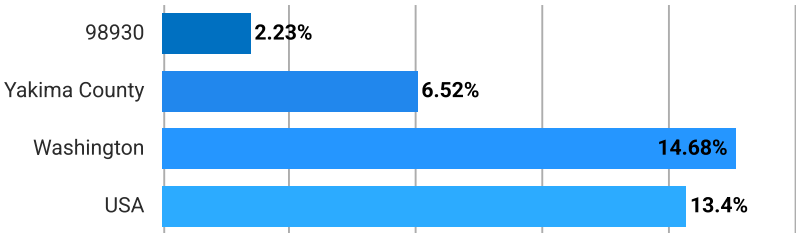
## Some College

This chart shows the percentage of people in an area whose highest educational achievement is some college, without receiving a degree, compared with other geographies.



## Grad/Professional Degree

This chart shows the percentage of people in an area whose highest educational achievement is a graduate or professional degree, compared with other geographies.

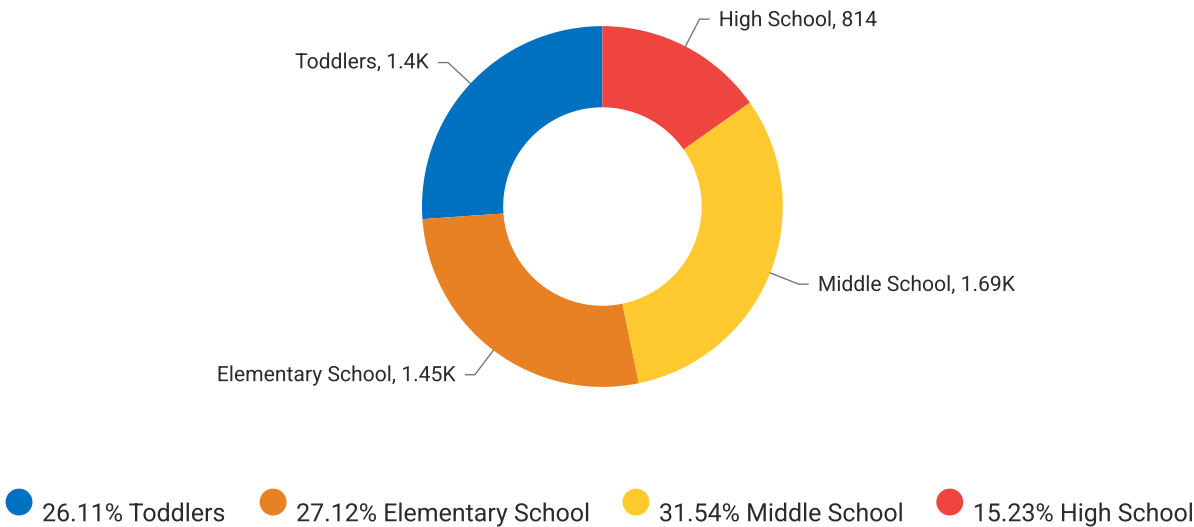


# Population of Children by Age Group in 98930

This chart shows the distribution of the population of children by age range — from birth to 17 — in the area of your search.

Source: U.S. Census

Update Frequency: Annually



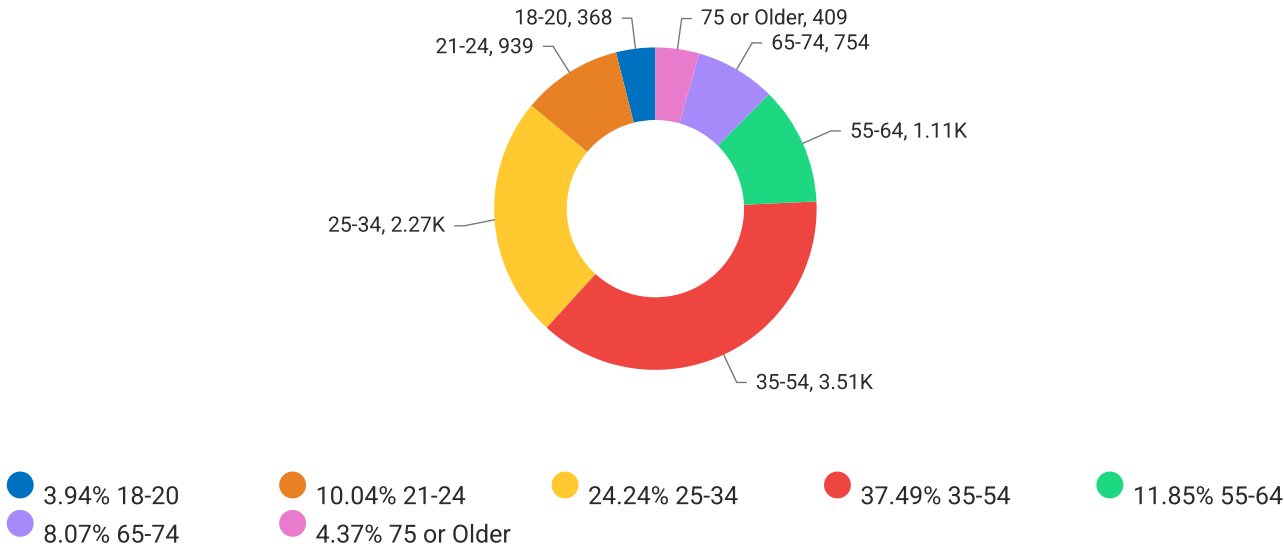
# Grandview, WA 98930

## Population of Adults by Age Group in 98930

This chart shows the distribution of the population of adults by age range — from 18 to 75-plus — in the area of your search.

Source: U.S. Census

Update Frequency: Annually

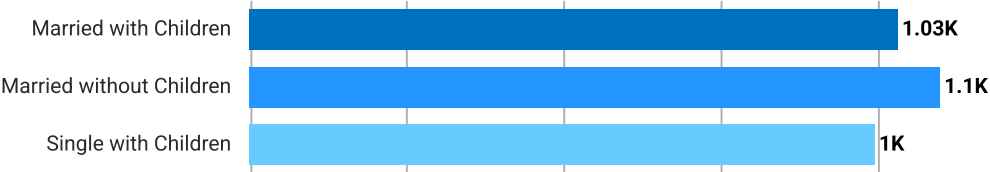


## Households With Children in 98930

This chart shows the distribution of households with children, categorized by marital status, in the area of your search.

Source: U.S. Census

Update Frequency: Annually

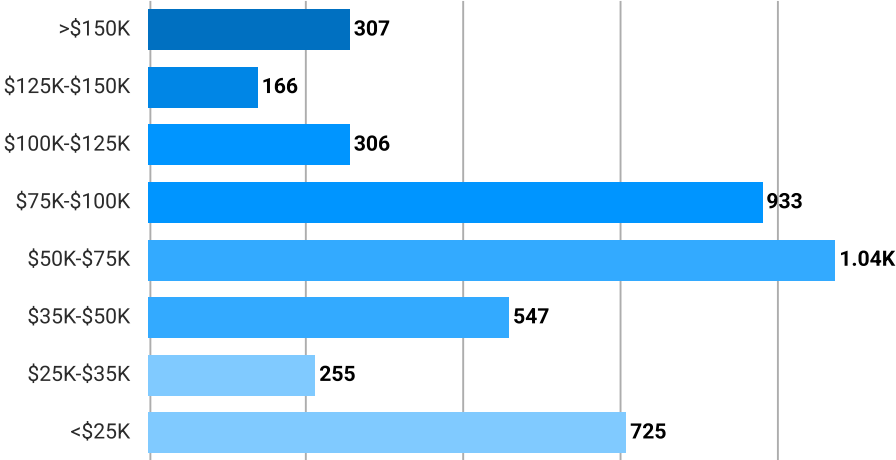


## Household Income Brackets in 98930

This chart shows annual household income levels within an area.

Source: U.S. Census

Update Frequency: Annually





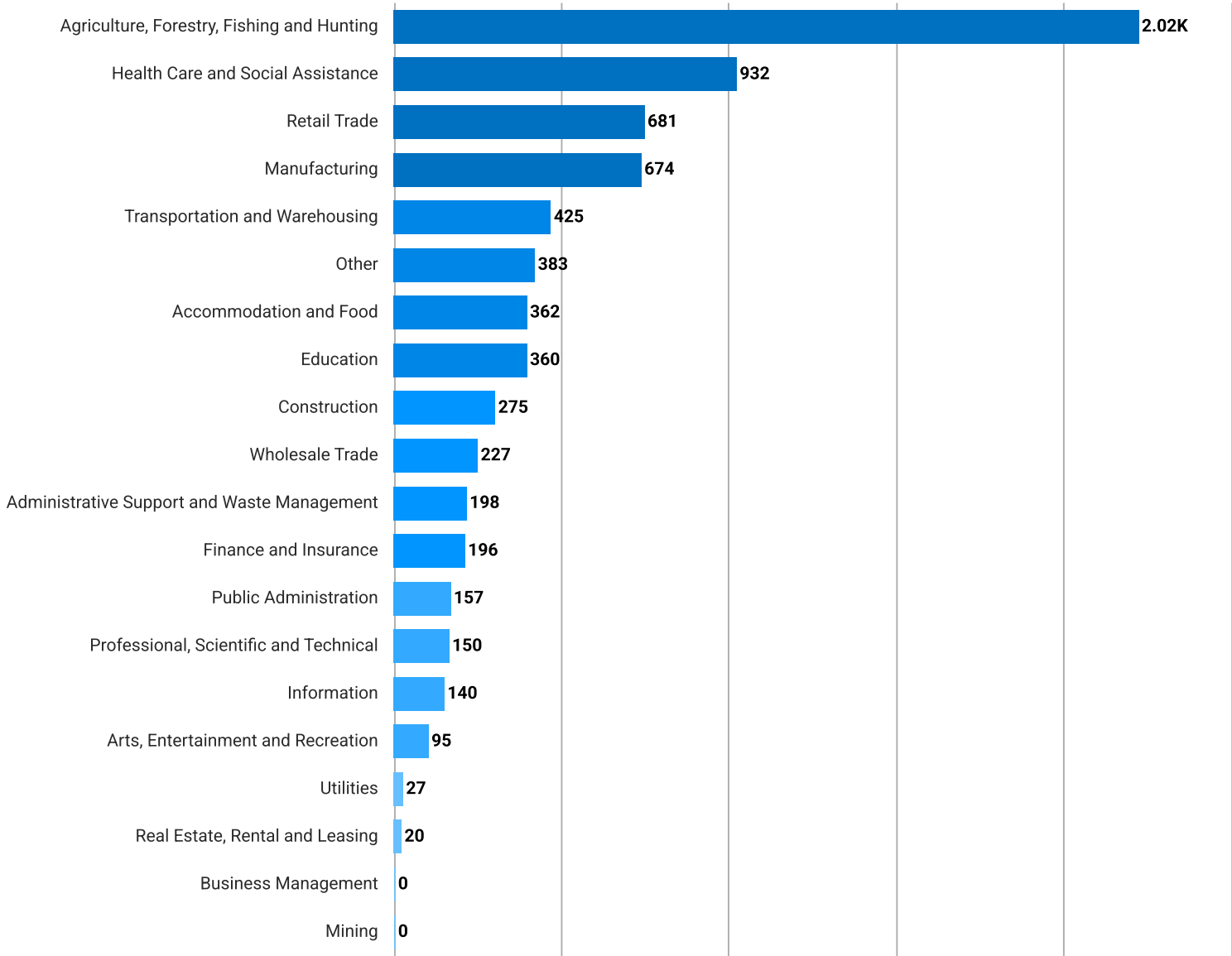
# Grandview, WA 98930

## Occupational Categories in 98930

This chart shows categories of employment within an area.

Source: U.S. Census

Update Frequency: Annually

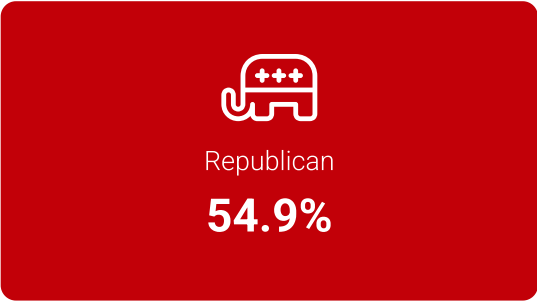
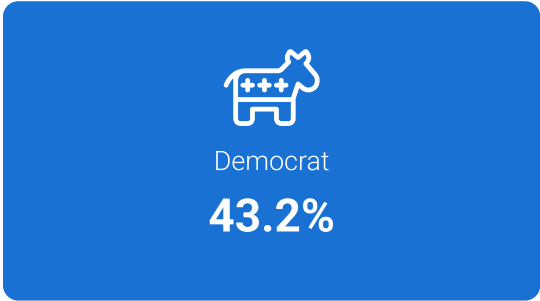


## Presidential Voting Pattern in Yakima County

This chart shows how residents of a county voted in the 2020 presidential election.

Source: USElectionAtlas.org

Update Frequency: Quadrennially



# Economy

## Economic Facts & Stats

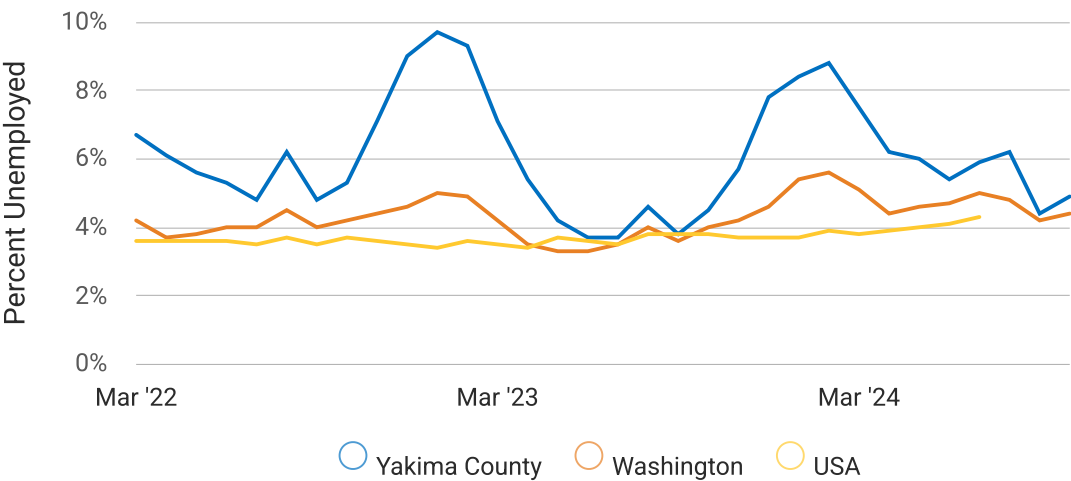
	98930	Yakima County	Washington	USA
Income Per Capita	\$22,150	\$27,448	\$48,685	\$41,261
Median Household Income	\$64,717	\$64,910	\$90,325	\$75,149
Unemployment Rate	–	4.9%	4.4%	4.3%
Number Unemployed	–	6K	177K	7.16M
Number Employed	–	121K	3.82M	–
Number in Labor Force	–	127K	4M	168.43M

## Unemployment Rate

This chart shows the unemployment trend in the area of your search. The unemployment rate is an important driver behind the housing market.

Source: Bureau of Labor Statistics

Update Frequency: Monthly



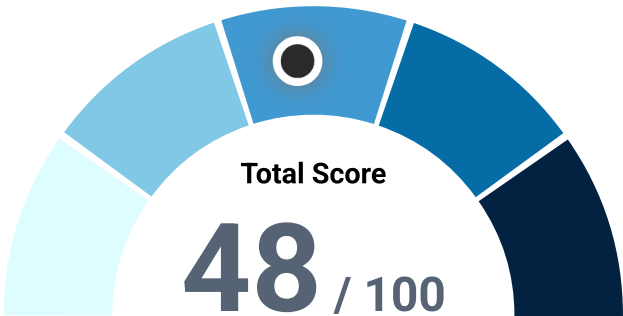
# Quality of Life

## Quality of Life Facts & Stats

	98930	Yakima County	Washington	USA
<b>Elevation</b> (in feet)	1,064	2,771	2,233	–
<b>Annual Rainfall</b> (in inches)	8.5	26.79	42.19	–
<b>Annual Snowfall</b> (in inches)	9.08	47.79	41.49	–
<b>Days of Full Sun</b> (per year)	83	82	76	–
<b>Travel Time to Work</b> (in minutes)	–	20	27	27
<b>Water Quality</b> (Health Violations)	–	–	–	–
<b>Water Quality</b> (Monitoring and Report Violations)	–	24	–	–
<b>Superfund Sites</b>	–	4	128	2,466
<b>Brownfield Sites</b>	No	Yes	Yes	No

Grandview, WA 98930

AARP Livability™ Index for 98930



A score over 50 is above average

<b>Housing</b> Affordability & Access	<b>59</b>
<b>Neighborhood</b> Access to Life, Work & Play	<b>45</b>
<b>Transportation</b> Safe & Convenient Options	<b>52</b>
<b>Environment</b> Clean Air & Water	<b>50</b>
<b>Health</b> Prevention, Access & Quality	<b>38</b>
<b>Engagement</b> Civic & Social Involvement	<b>35</b>
<b>Opportunity</b> Inclusion & Possibilities	<b>57</b>

Walkability Scores (out of 5)

Overall Score



Amenity Score

No data to display.

Leisure Score

No data to display.

This neighborhood or ZIP code is rated for walking access to general points of interest, reflected in the overall score, plus amenities (such as retail stores) and leisure (such as restaurants and parks). Other factors considered in the scores are street types, weather, public transportation and population density.

Source: Precisely

Update Frequency: Quarterly

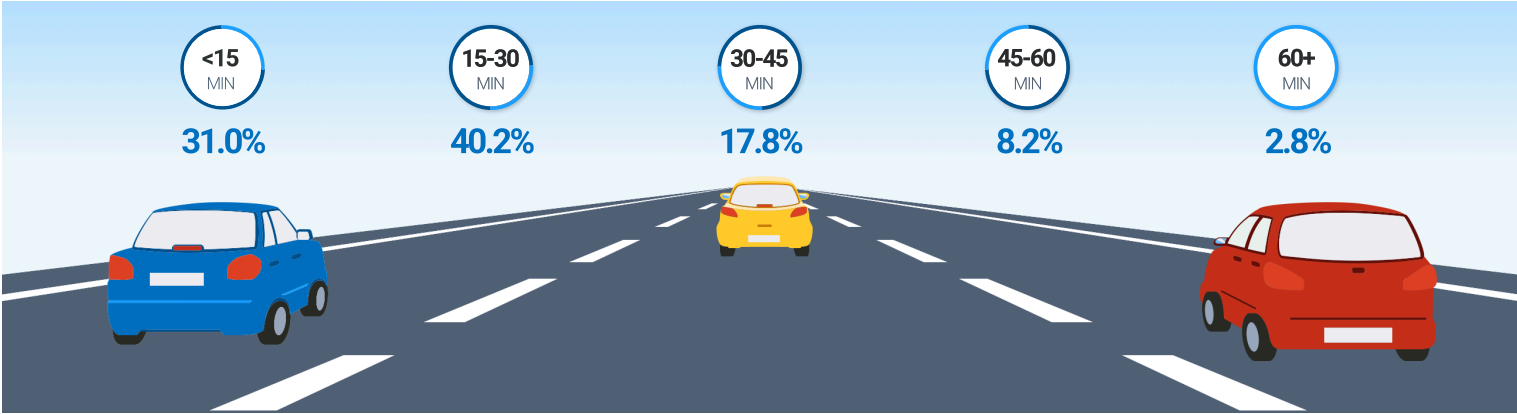
Grandview, WA 98930

Average Commute Time

This chart shows average commute times to work, in minutes, by percentage of an area's population.

Source: U.S. Census

Update Frequency: Annually

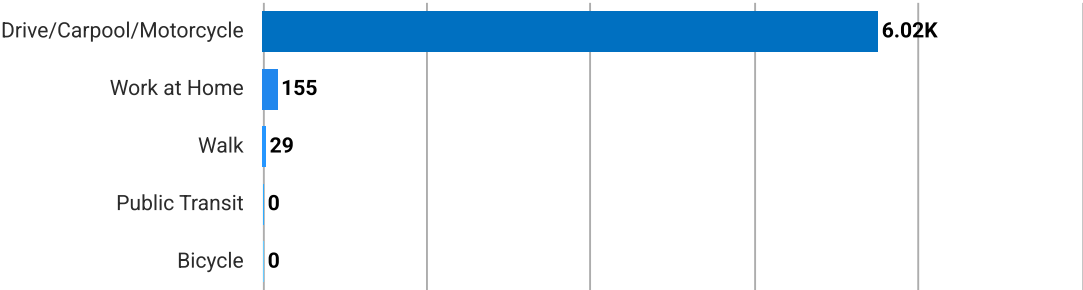


How People Get to Work

This chart shows the types of transportation that residents of the area you searched use for their commute.

Source: U.S. Census

Update Frequency: Annually



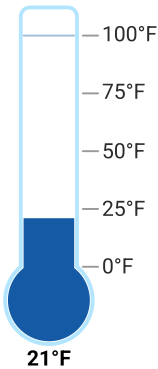
Average Monthly Temperature

This chart shows average temperatures in the area you searched.

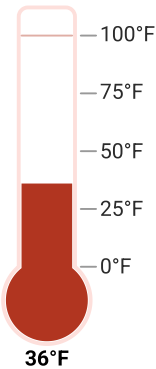
Source: NOAA

Update Frequency: Annually

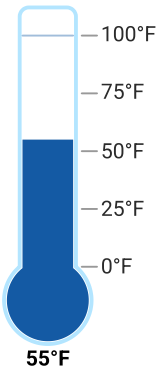
Avg. January Min. Temp



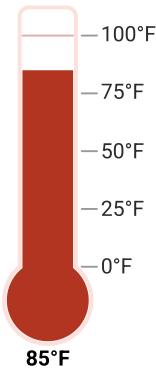
Avg. January Max. Temp



Avg. July Min. Temp



Avg. July Max. Temp



# Grandview, WA 98930

## Nearby Neighborhoods

### ZIP Codes near Grandview, WA 98930

<b>Sunnyside, WA 98944</b> Median Estimate Home Value \$334,770 Number of Homes 4,793 Total Population 25,400	<b>Granger, WA 98932</b> Median Estimate Home Value \$290,660 Number of Homes 1,215 Total Population 4,003	<b>Mabton, WA 98935</b> Median Estimate Home Value \$274,200 Number of Homes 1,089 Total Population 3,518
<b>Outlook, WA 98938</b> Median Estimate Home Value \$349,470 Number of Homes 631 Total Population 2,487	<b>Prosser, WA 99350</b> Median Estimate Home Value \$365,600 Number of Homes 3,592 Total Population 14,671	<b>Zillah, WA 98953</b> Median Estimate Home Value \$410,720 Number of Homes 2,322 Total Population 6,658

## About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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