



# Build Where Demand Meets Opportunity

Dry Creek Estates is a rare opportunity for builders to capture demand from Seattle/Puget Sound buyers seeking second homes, short-term rentals, or full-time living east of the pass. With Ellensburg's stable economy, nearly 10,000 university students, and steady migration from King County, these flat, build-ready lots stand out in a market with limited new construction competition. Spacious, private homesites give you the edge to deliver modern finishes and the lifestyle today's buyers want—value, recreation, and quick I-90 access.



**18,913**

People



**8,110**

Households



**\$49,888**

Median Household Income



**\$357,800**

Median Property Value



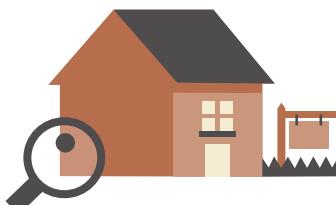
**\$503,435**

Median Home Sale Price



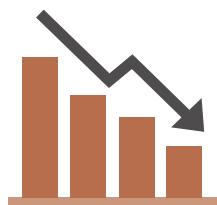
**30**

Median Days on Market



**\$565,000**

Median Listing Price  
(+9.7% YOY)



**3.5%**

Unemployment Rate

## Major Employers

Government, Central Washington University, Kittitas Valley Healthcare, Ellensburg School District, and Food Service.

# Capture Growing Demand from Seattle/Puget Sound Buyers

According to IRS migration data, Seattle/Puget Sound households are steadily relocating or adding addresses in Kittitas County. The buyers moving east of the pass are looking for:



**Second homes,**  
rental investments,  
or full-time  
residences



**More value**  
and elbow room  
than resort-area  
markets



**Space for**  
**motorhomes,**  
side-by-sides, and  
outdoor gear



**A quick 90-minute**  
**drive** back to the  
city for work or  
weekends



**Strong and**  
**growing interest**  
in **short-term**  
**rentals**

**Dry Creek Estates offers builders a unique opportunity to deliver what today's buyers are actively seeking.** Positioned to meet growing demand from Seattle/Puget Sound households, the community combines location, lifestyle, and value with features that stand out in a limited-competition market.

- ▶ Flat, build-ready lots for efficient construction
- ▶ Generous lot sizes that provide space and privacy
- ▶ Limited competition—larger lots in this price range are scarce in Ellensburg
- ▶ Buyers are looking for more room, modern designs, and higher-end finishes
- ▶ Conveniently located near schools for everyday needs
- ▶ Direct access to the Palouse to Cascades Trail, ideal for biking, walking, and outdoor recreation
- ▶ Picturesque views of the Cascades and Mount Stuart



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## About the Developer

Noffke Land Development, a family-owned business based in Cle Elum, WA, and Coeur d'Alene, ID, provides specialized site infrastructure and contracting services across central/eastern Washington and northern Idaho. With decades of experience, our skilled team delivers residential, commercial, civil, industrial, and mixed-use projects using industry-leading standards and the latest technology to execute projects of all sizes with precision.

*Disclaimer: Data is sourced from public records and market reports and may include estimates or rounding. Figures reflect conditions at the time of publication and are subject to change. This information is for general reference only; verify all details independently before making purchase or development decisions.*