

Grays River

Community · WA · Washington · Wahkiakum County

\$450K

MEDIAN SALE PRICE

3

SALES (12 MO)

\$252K

MEDIAN VALUE (AVM)

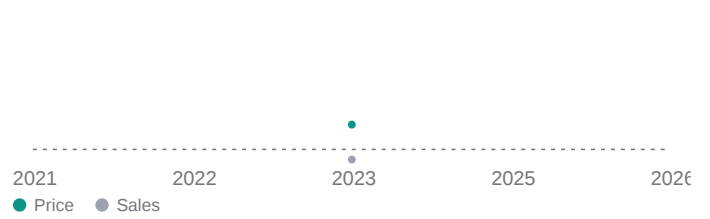
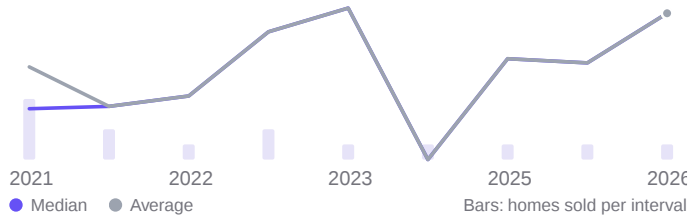
MARKET TRENDS (5 YEARS)

Sale prices

Median \$450K · Average \$450K

Growth (year over year)

Price +105.6% · Sales -42.9%

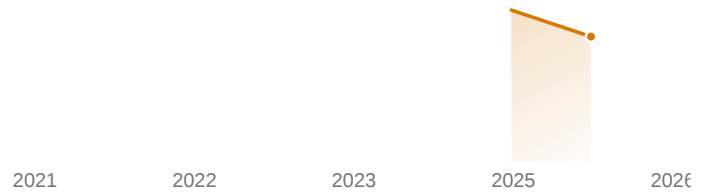


Price per square foot

\$253/ft²

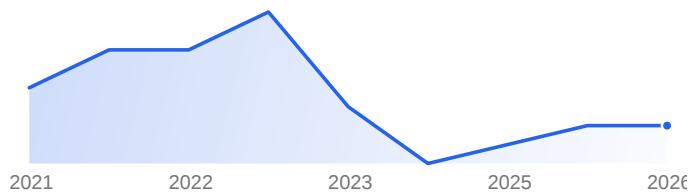
Sale premium vs estimated value

+62.3%



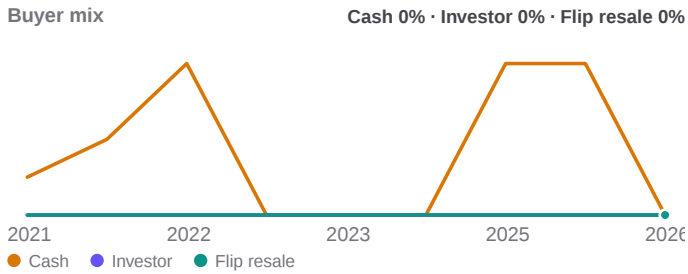
Annual turnover (share of homes sold)

2.9%



BUYERS & OUTCOMES

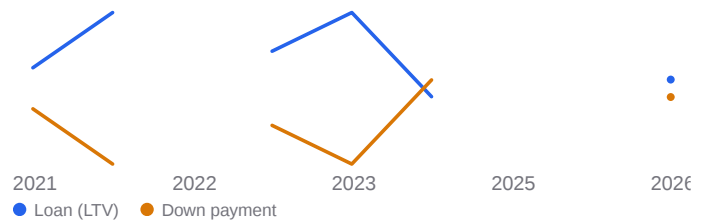
Buyer mix



Sellers who sold at a gain

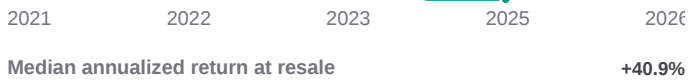
100%

Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



Typical hold before selling

6.3 yrs



Median annualized return at resale

+40.9%

HOUSING STOCK

Homes	105
Median value (AVM)	\$252K
Median size	1,547 ft²
Median year built	1995
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	44%
Company owned	10%
Median loan-to-value	20%
Typical ownership tenure	16.2 yrs

COMMUNITY

Population	274
Density	14 / mi²
Median household income	\$66K
Average household income	\$84K
Crime index (US avg 100)	174
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	237
Homes occupied	85%
Bachelor's or higher	25%
Poverty rate	16.4%
Unemployment	2.2%
Average temp	50°F
Annual precip	99 in
Sunshine	33%

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.