

Clallam County, WA

County · WA · Washington

BALANCED MARKET

\$454K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

1,293

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

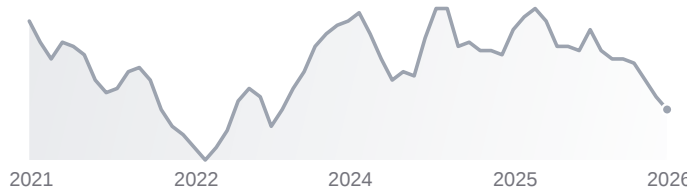
Balanced market · 46 / 100



MARKET TRENDS (5 YEARS)

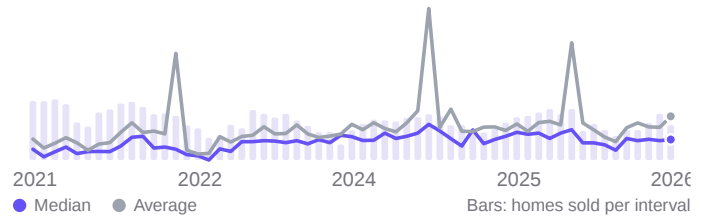
Market temperature (0–100)

46 / 100



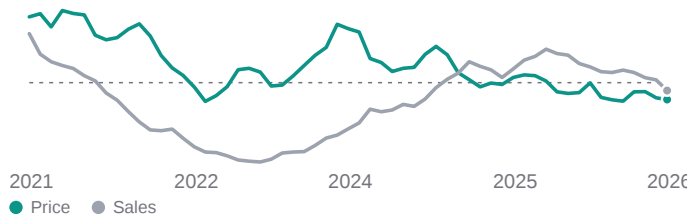
Sale prices

Median \$455K · Average \$562K



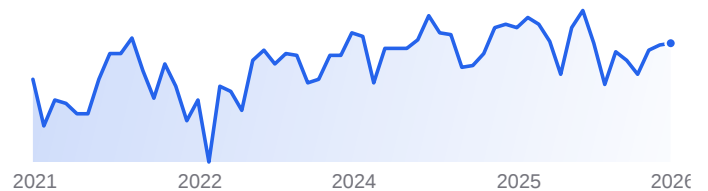
Growth (year over year)

Price -6.3% · Sales -2.9%



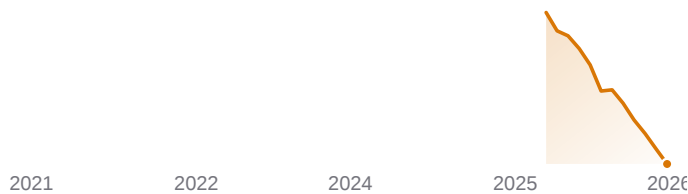
Price per square foot

\$306/ft²



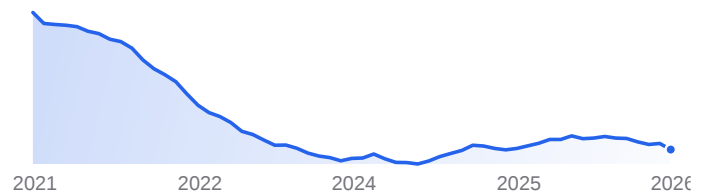
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

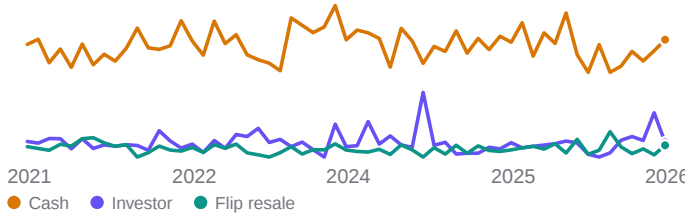
3.8%



BUYERS & OUTCOMES

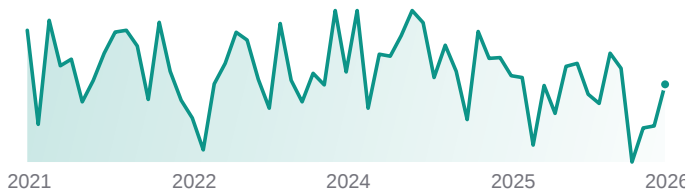
Buyer mix

Cash 40% · Investor 5.0% · Flip resale 4.0%



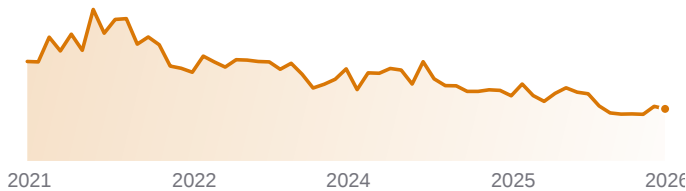
Sellers who sold at a gain

93%

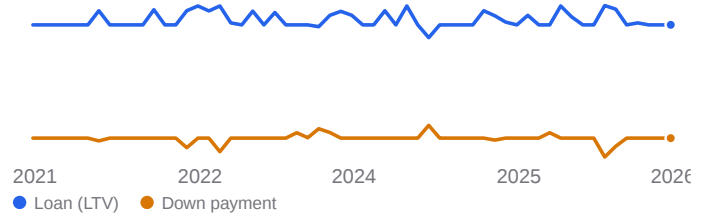


Median annualized return at resale

+5.5%

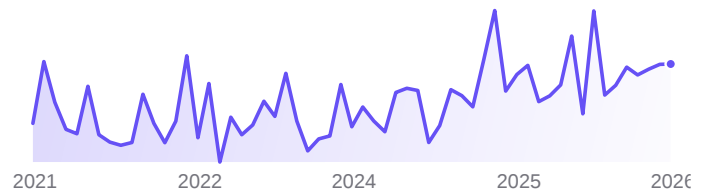


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	33,851
Median value (AVM)	\$470K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1983
Single family	74%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.9%
Owner occupied	60%
Company owned	13%
Median loan-to-value	35%

Typical ownership tenure

14.7 yrs

COMMUNITY

Population	78,566
Density	45 / mi²
Median household income	\$66K
Average household income	\$87K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	262
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	9.4%
Unemployment	1.1%
Average temp	49°F
Annual precip	42 in
Sunshine	33%

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.