

Mason County, WA

County · WA · Washington

BALANCED MARKET

\$420K

MEDIAN SALE PRICE

+5.2%

1-YR CHANGE

1,189

SALES (12 MO)

\$415K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



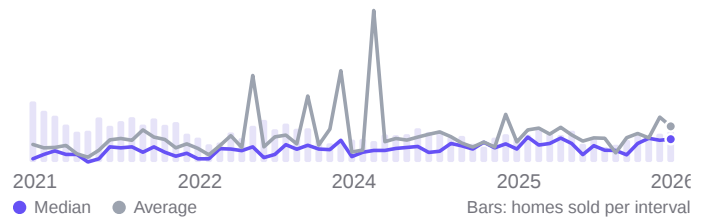
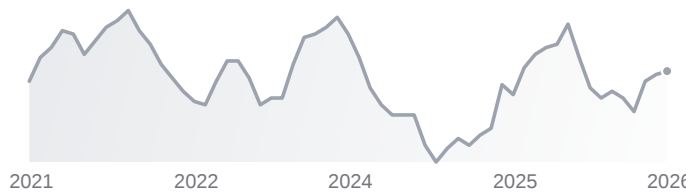
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$420K · Average \$479K

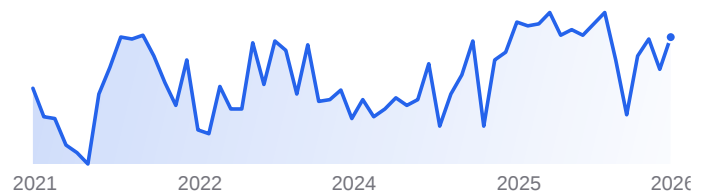
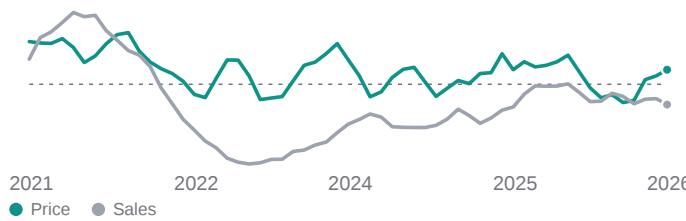


Growth (year over year)

Price +5.2% · Sales -7.3%

Price per square foot

\$294/ft²

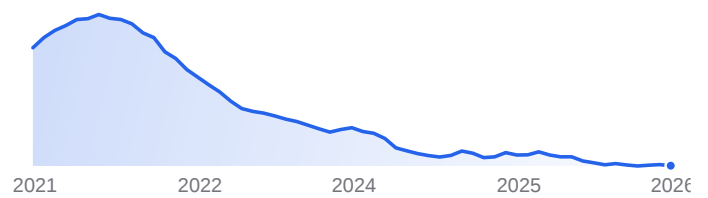


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

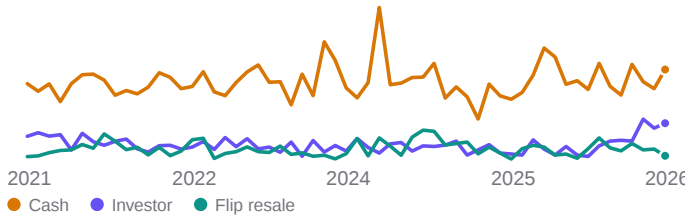
3.5%



BUYERS & OUTCOMES

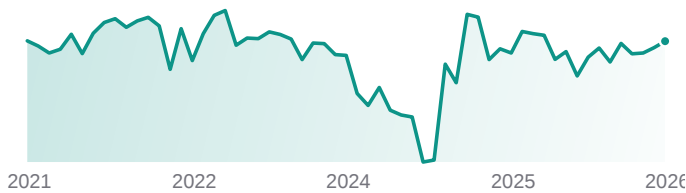
Buyer mix

Cash 38% · Investor 16% · Flip resale 2.4%



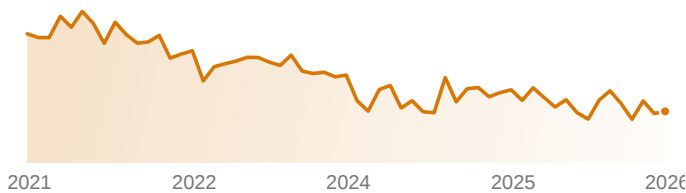
Sellers who sold at a gain

93%

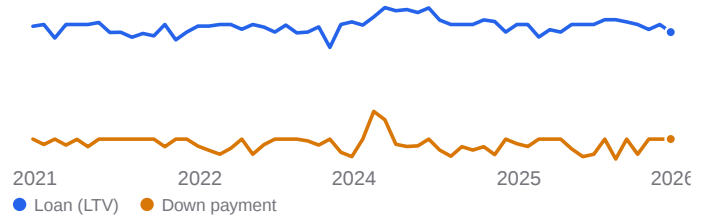


Median annualized return at resale

+5.6%

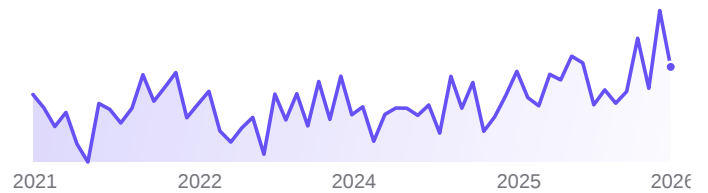


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



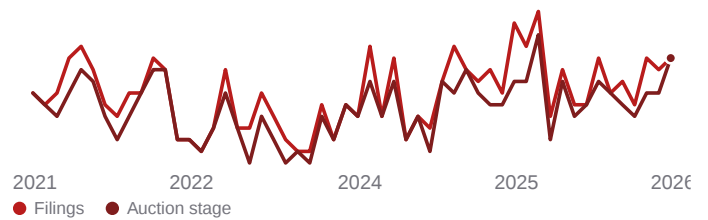
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 9 · Auction stage 9



HOUSING STOCK

Homes	34,363
Median value (AVM)	\$415K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1988
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.6%
Owner occupied	57%
Company owned	8.7%
Median loan-to-value	38%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	70,021
Density	73 / mi²
Median household income	\$76K
Average household income	\$94K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	251
Homes occupied	79%
Bachelor's or higher	15%
Poverty rate	12.0%
Unemployment	1.3%
Average temp	51°F
Annual precip	67 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.