

Pacific County, WA

County · WA · Washington

BALANCED MARKET

\$306K

MEDIAN SALE PRICE

-6.7%

1-YR CHANGE

639

SALES (12 MO)

\$295K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



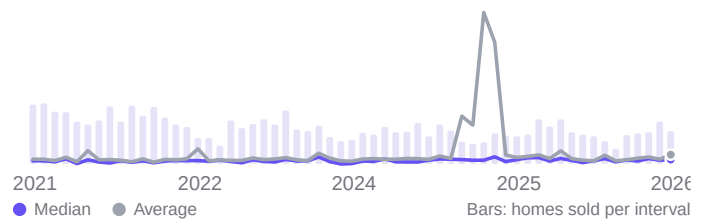
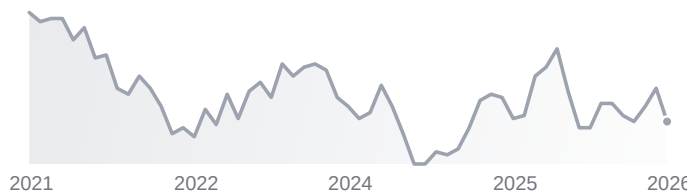
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$303K · Average \$410K

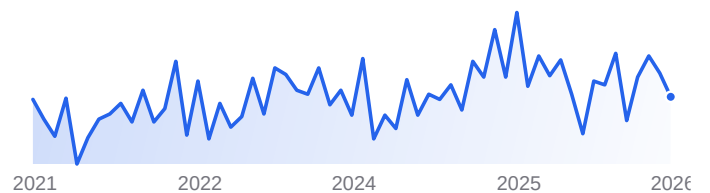
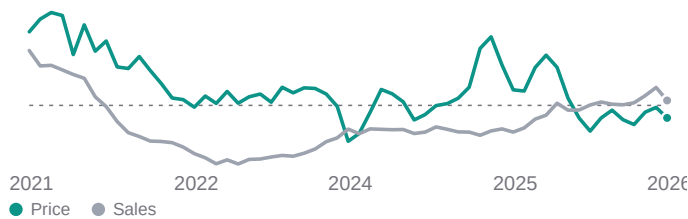


Growth (year over year)

Price -6.7% · Sales +2.6%

Price per square foot

\$238/ft²

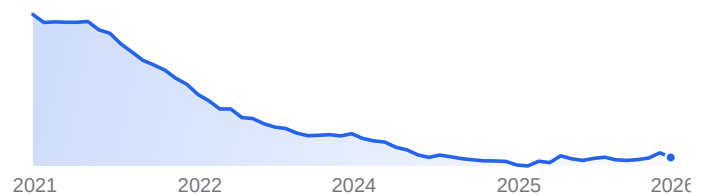
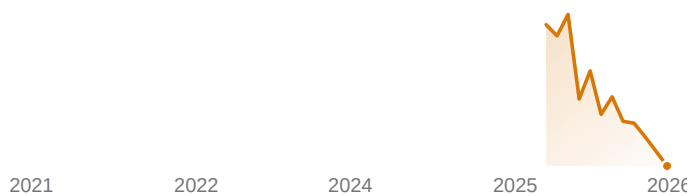


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

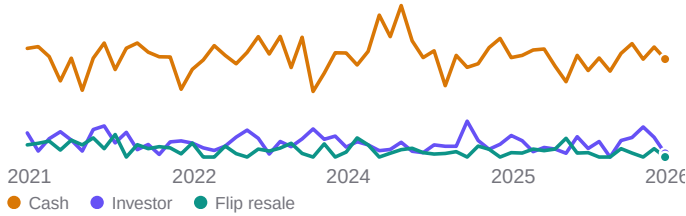
3.4%



BUYERS & OUTCOMES

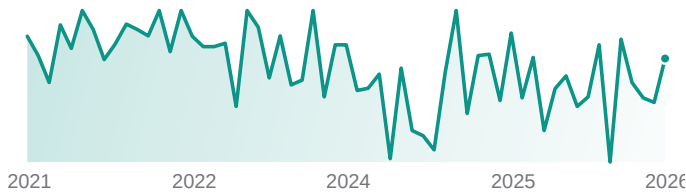
Buyer mix

Cash 48% · Investor 1.8% · Flip resale 0%



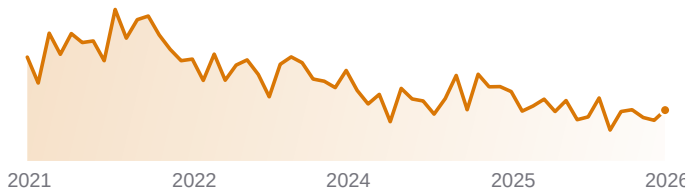
Sellers who sold at a gain

93%

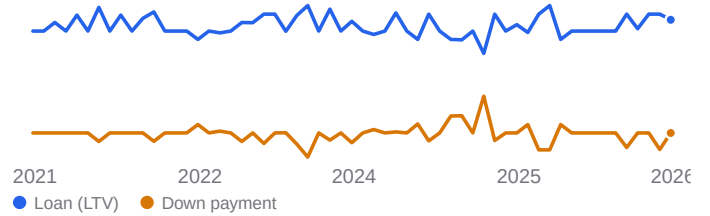


Median annualized return at resale

+8.4%

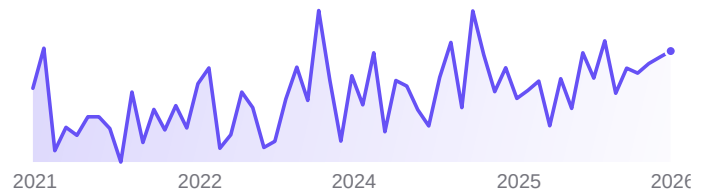


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	18,676
Median value (AVM)	\$295K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1978
Single family	63%
Condos	9.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.2%
Owner occupied	22%
Company owned	16%
Median loan-to-value	26%

Typical ownership tenure

13.9 yrs

COMMUNITY

Population	24,427
Density	26 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	296
Homes occupied	70%
Bachelor's or higher	19%
Poverty rate	9.9%
Unemployment	1.5%
Average temp	50°F
Annual precip	81 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.