

Sequim

City · WA · Washington · Clallam County

BALANCED MARKET

\$527K

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

631

SALES (12 MO)

\$543K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



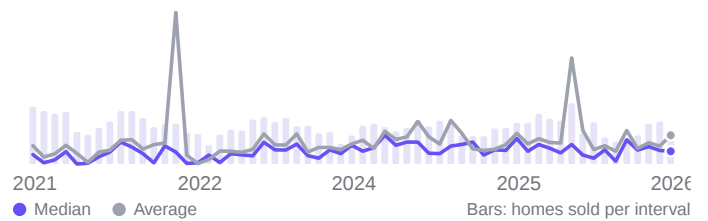
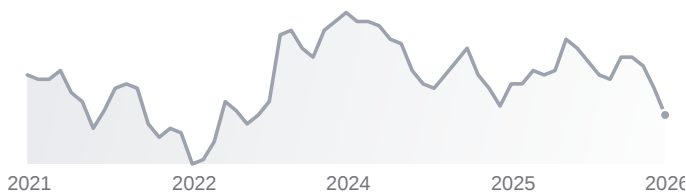
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$515K · Average \$620K

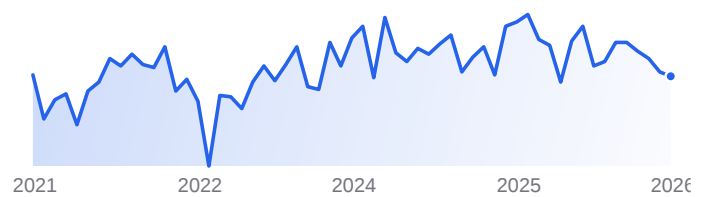
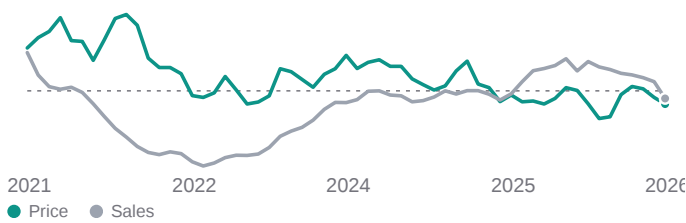


Growth (year over year)

Price -5.6% · Sales -3.2%

Price per square foot

\$298/ft²

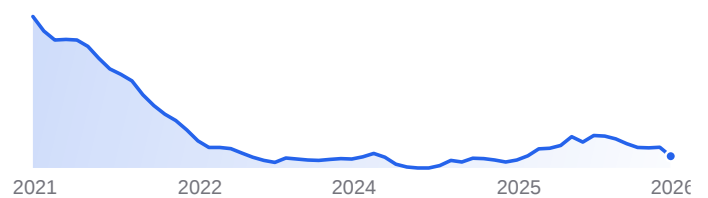
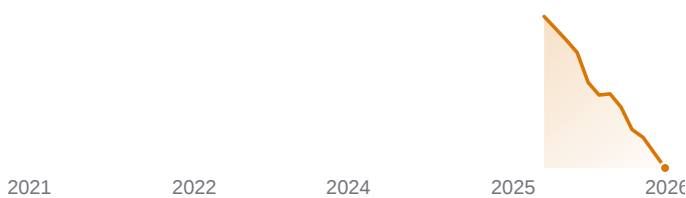


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

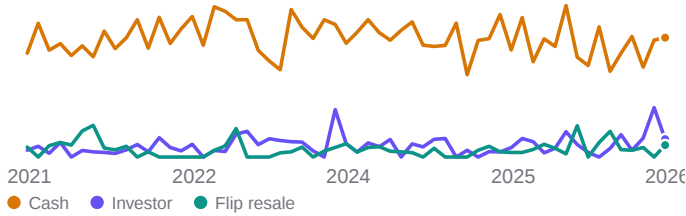
4.2%



BUYERS & OUTCOMES

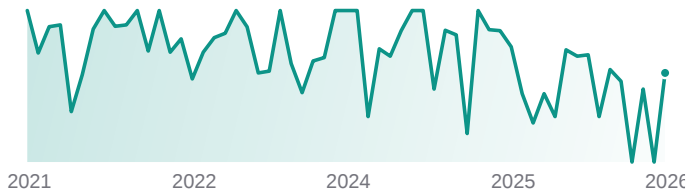
Buyer mix

Cash 43% · Investor 6.5% · Flip resale 4.3%



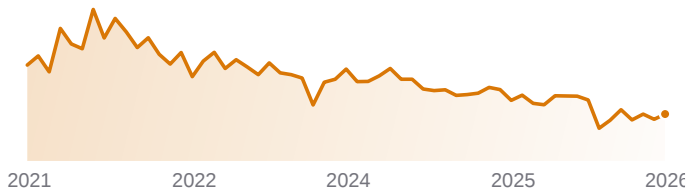
Sellers who sold at a gain

91%

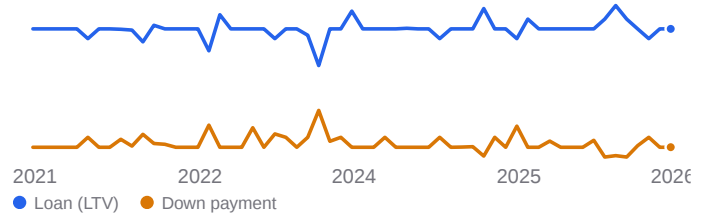


Median annualized return at resale

+4.9%

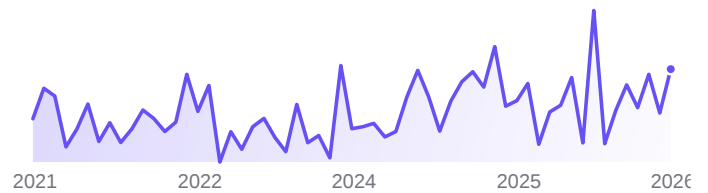


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



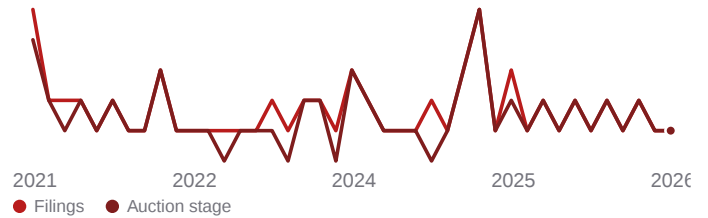
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	15,057
Median value (AVM)	\$543K
Median size	1,683 ft²
Median bedrooms	3
Median year built	1992
Single family	71%
Condos	6.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.9%
Owner occupied	63%
Company owned	16%
Median loan-to-value	30%

Typical ownership tenure

12.8 yrs

COMMUNITY

Population	8,185
Density	1,295 / mi ²
Median household income	\$54K
Average household income	\$69K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	252
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	11.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	22 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.