

Coupeville 98239

ZIP code · WA · Washington > Island County > Coupeville

BALANCED MARKET

\$630K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

162

SALES (12 MO)

\$662K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



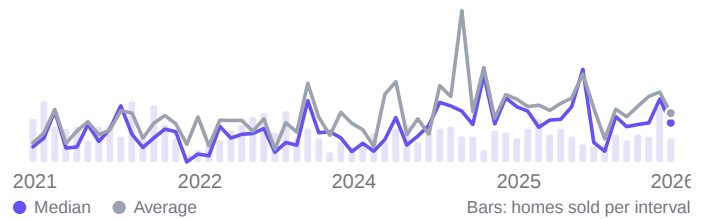
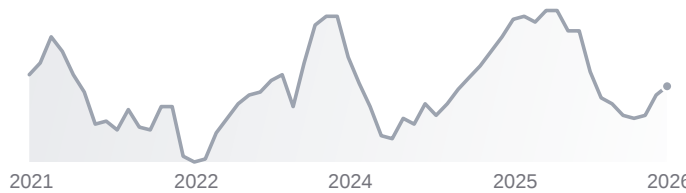
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$585K · Average \$639K

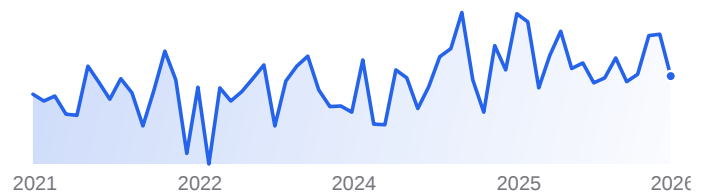
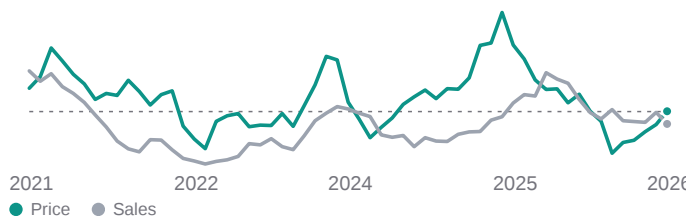


Growth (year over year)

Price +0.2% · Sales -8.0%

Price per square foot

\$349/ft²

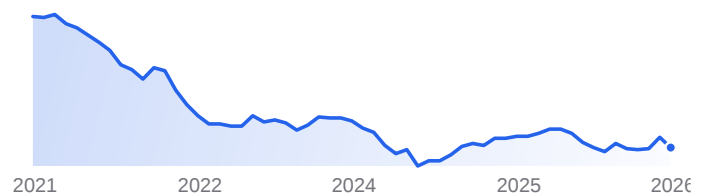


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

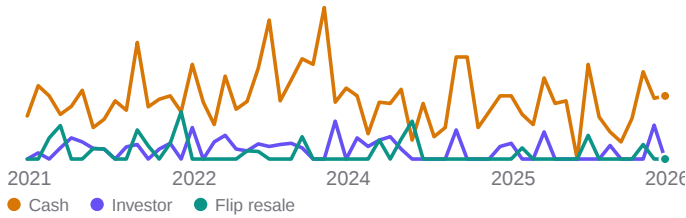
3.7%



BUYERS & OUTCOMES

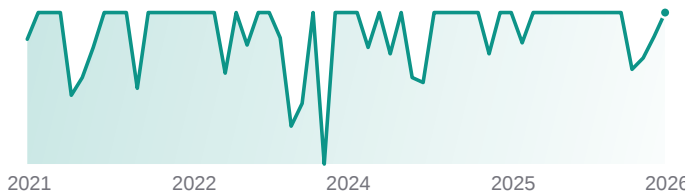
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



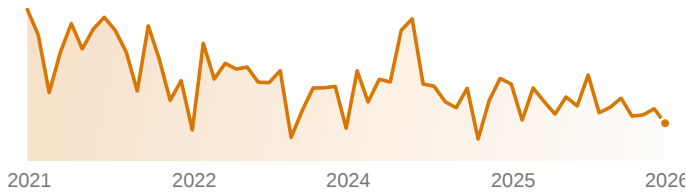
Sellers who sold at a gain

100%

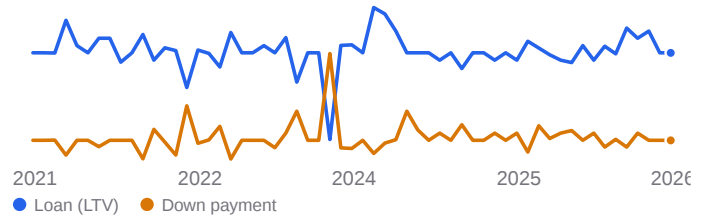


Median annualized return at resale

+3.9%

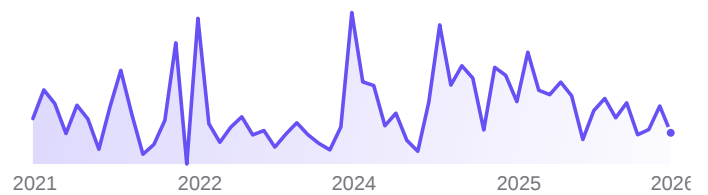


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



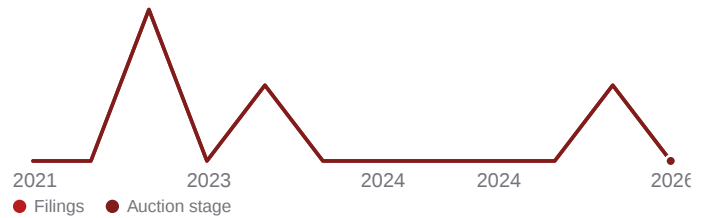
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,351
Median value (AVM)	\$662K
Median size	1,683 ft²
Median bedrooms	3
Median year built	1990
Single family	78%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.4%
Owner occupied	63%
Company owned	15%
Median loan-to-value	36%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	7,949
Density	185 / mi²
Median household income	\$82K
Average household income	\$105K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	276
Homes occupied	84%
Bachelor's or higher	20%
Poverty rate	7.0%
Unemployment	1.1%
Average temp	50°F
Annual precip	21 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.