

Point Roberts 98281

ZIP code · WA · Washington > Whatcom County > Point Roberts

BUYER'S MARKET

\$298K

MEDIAN SALE PRICE

-25.1%

1-YR CHANGE

72

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



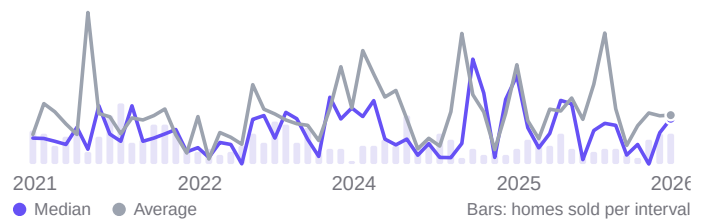
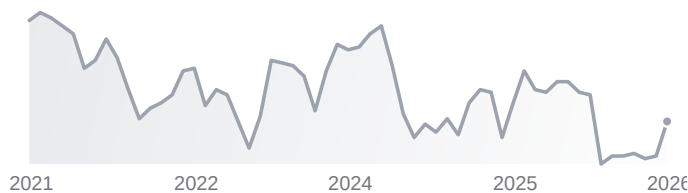
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$390K · Average \$407K

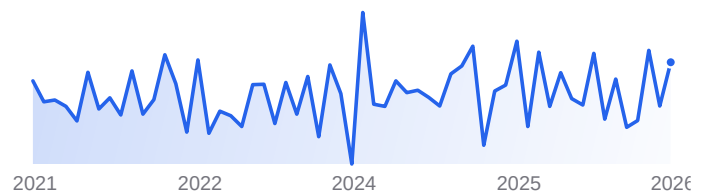
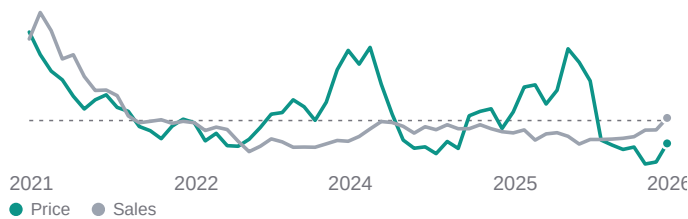


Growth (year over year)

Price -25.1% · Sales +2.9%

Price per square foot

\$421/ft²



Sale premium vs estimated value

-4.6%

Annual turnover (share of homes sold)

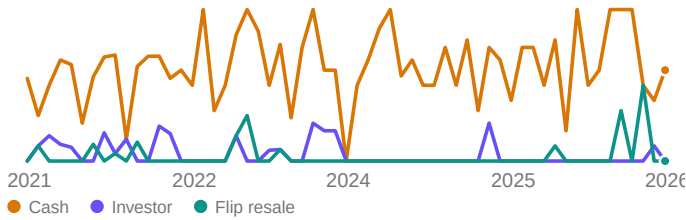
3.1%



BUYERS & OUTCOMES

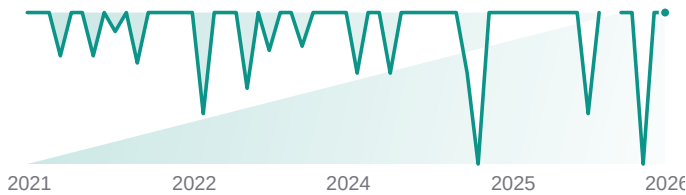
Buyer mix

Cash 60% · Investor 0% · Flip resale 0%



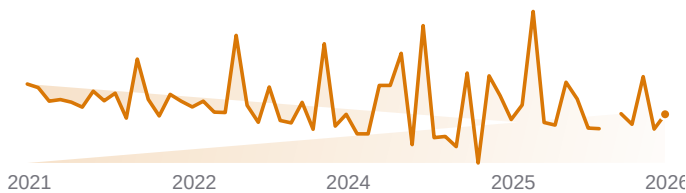
Sellers who sold at a gain

100%

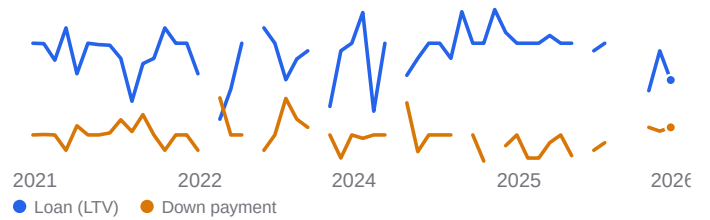


Median annualized return at resale

+5.7%

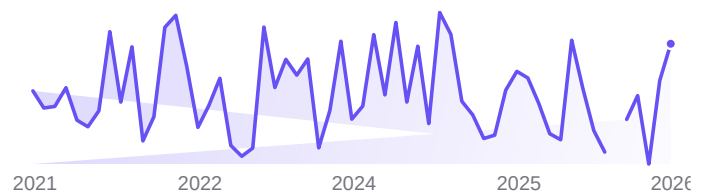


Financing (share of purchase price) Loan (LTV) 56% · Down payment 25%



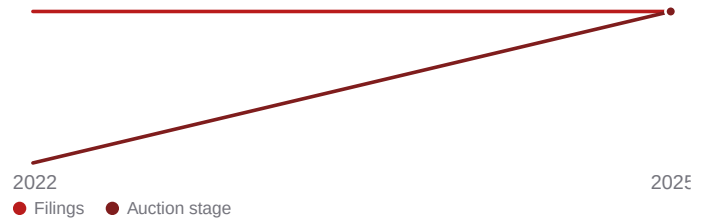
Typical hold before selling

15.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,331
Median value (AVM)	\$376K
Median size	1,052 ft²
Median bedrooms	2
Median year built	1975
Single family	77%
Condos	2.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.9%
Owner occupied	29%
Company owned	7.5%
Median loan-to-value	0%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	385
Density	59 / mi²
Median household income	\$74K
Average household income	\$182K
Crime index (US avg 100)	197
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	218
Homes occupied	25%
Bachelor's or higher	37%
Poverty rate	9.6%
Unemployment	1.0%
Average temp	50°F
Annual precip	39 in
Sunshine	43%

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.