

Rockport 98283

ZIP code · WA · Washington > Skagit County > Rockport

SELLER'S MARKET

\$374K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$392K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

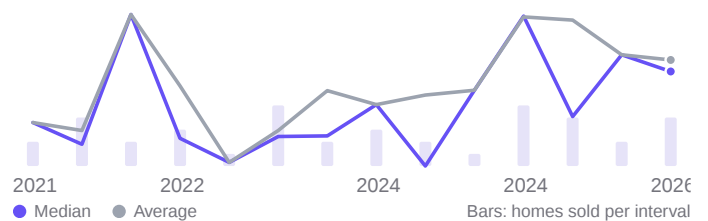
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$352K · Average \$384K

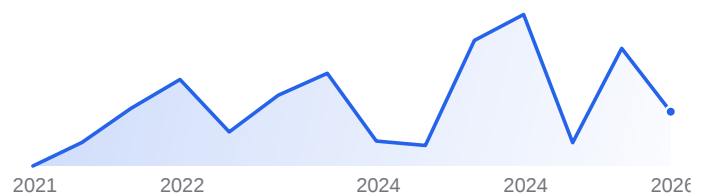
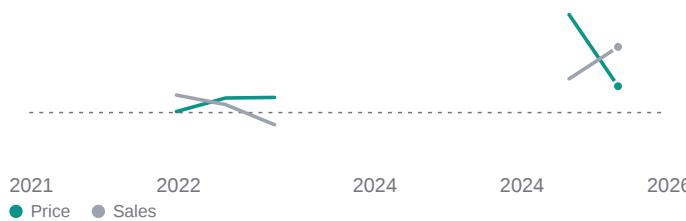


Growth (year over year)

Price +33.4% · Sales +83.3%

Price per square foot

\$225/ft²

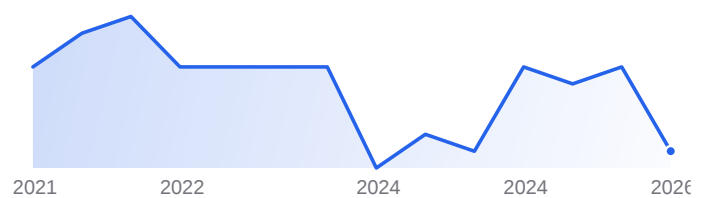


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

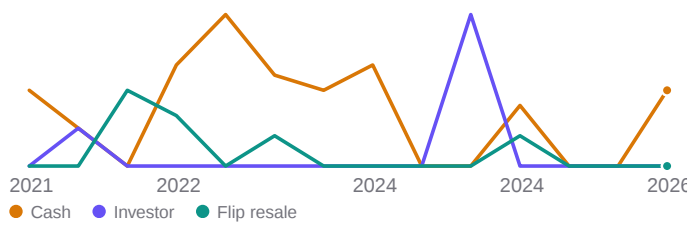
3.0%



BUYERS & OUTCOMES

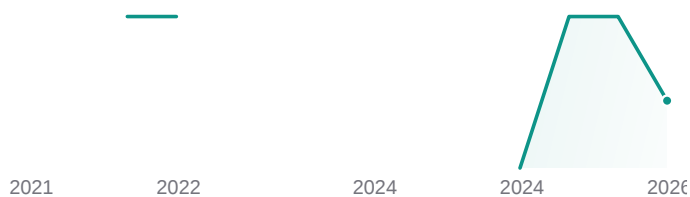
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



Sellers who sold at a gain

67%

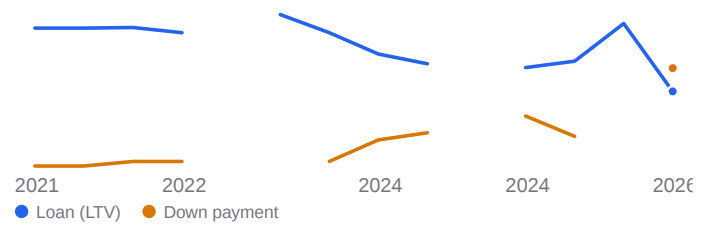


Median annualized return at resale

-3.3%

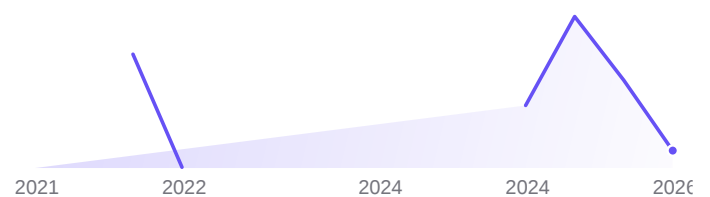


Financing (share of purchase price) Loan (LTV) 54% · Down payment 70%



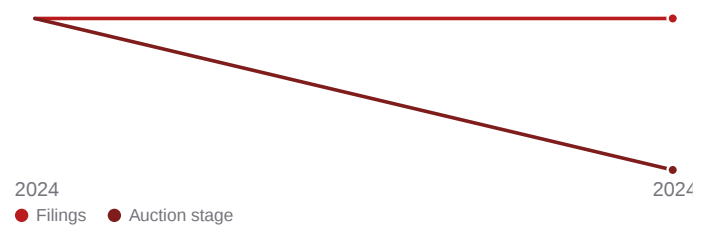
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	197
Median value (AVM)	\$392K
Median size	1,296 ft²
Median bedrooms	2
Median year built	1981
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	55%
Company owned	15%
Median loan-to-value	13%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	40
Density	2 / mi ²
Median household income	\$72K
Average household income	\$75K
Crime index (US avg 100)	187
Air pollution index (US avg 100)	98
Earthquake index (US avg 100)	124
Homes occupied	64%
Bachelor's or higher	5%
Poverty rate	12.9%
Unemployment	1.1%
Average temp	37°F
Annual precip	129 in
Sunshine	43%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.