

Brinnon 98320

ZIP code · WA · Washington > Jefferson County > Brinnon

BALANCED MARKET

\$406K

MEDIAN SALE PRICE

+72.0%

1-YR CHANGE

40

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



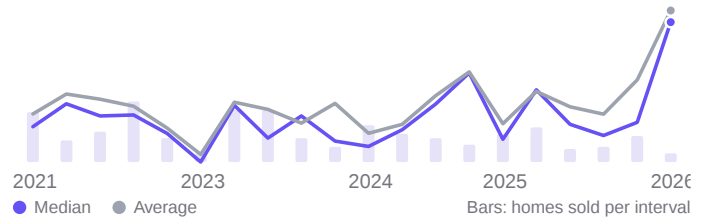
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$750K · Average \$810K

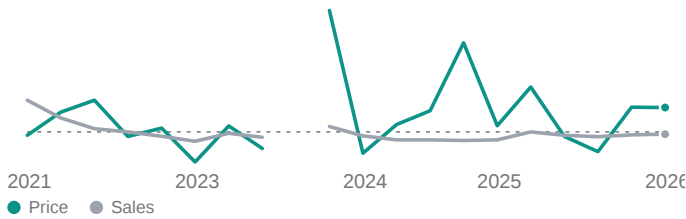


Growth (year over year)

Price +72.0% · Sales -7.0%

Price per square foot

\$342/ft²

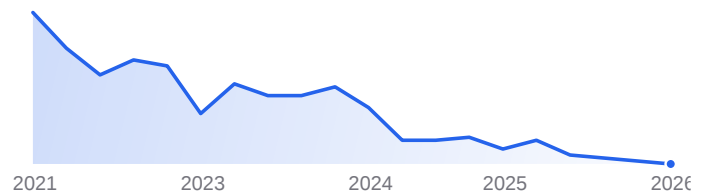


Sale premium vs estimated value

+23.5%

Annual turnover (share of homes sold)

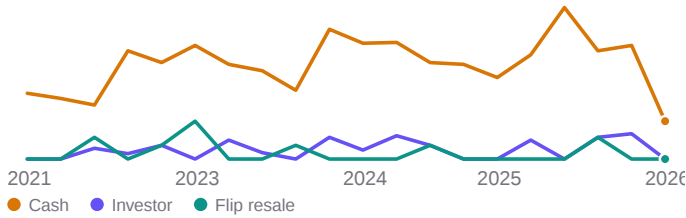
2.4%



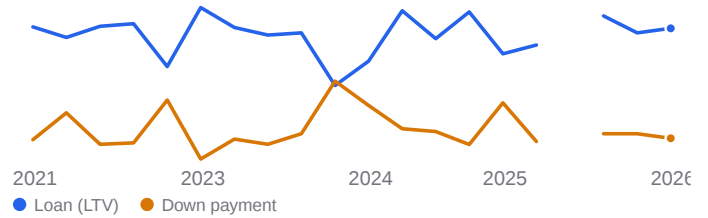
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 0% · Flip resale 0%

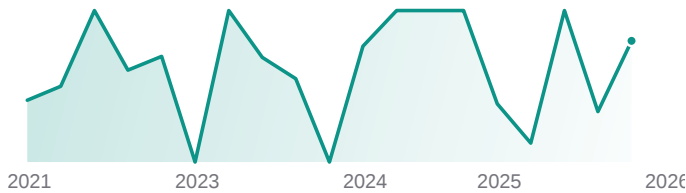


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



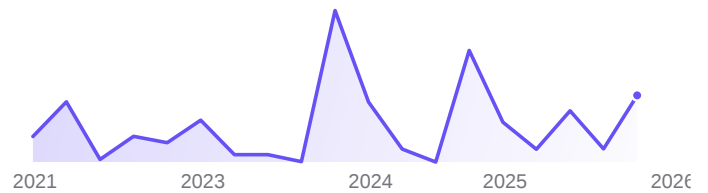
Sellers who sold at a gain

90%



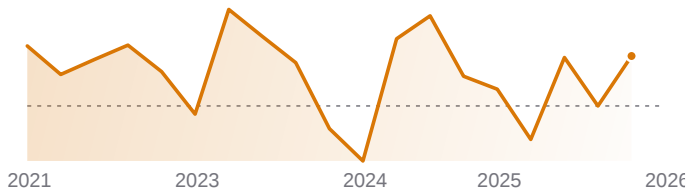
Typical hold before selling

9.0 yrs



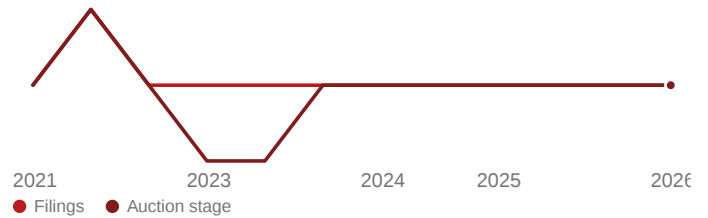
Median annualized return at resale

+7.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,702
Median value (AVM)	\$442K
Median size	992 ft²
Median bedrooms	2
Median year built	1981
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.3%
Owner occupied	25%
Company owned	11%
Median loan-to-value	26%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	1,220
Density	2 / mi ²
Median household income	\$53K
Average household income	\$61K
Crime index (US avg 100)	160
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	258
Homes occupied	58%
Bachelor's or higher	10%
Poverty rate	11.7%
Unemployment	0.5%
Average temp	48°F
Annual precip	101 in
Sunshine	33%

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