

Clallam Bay 98326

ZIP code · WA · Washington > Clallam County > Clallam Bay

SELLER'S MARKET

\$210K

MEDIAN SALE PRICE

-36.5%

1-YR CHANGE

11

SALES (12 MO)

\$221K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

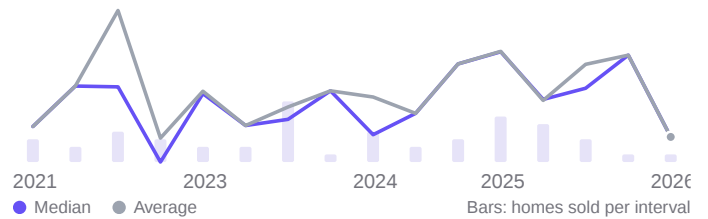
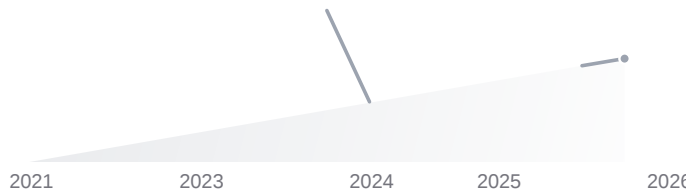
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

71 / 100

Sale prices

Median \$120K · Average \$120K

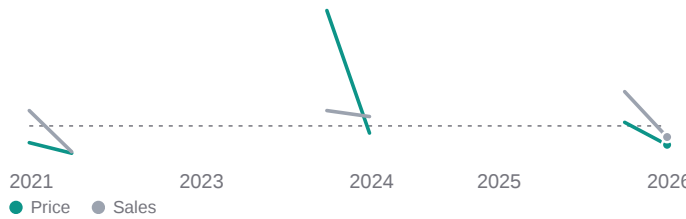


Growth (year over year)

Price -36.5% · Sales -21.4%

Price per square foot

\$100/ft²

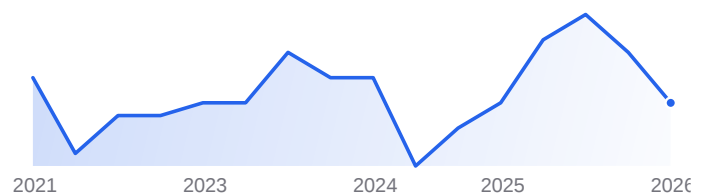


Sale premium vs estimated value

+17.4%

Annual turnover (share of homes sold)

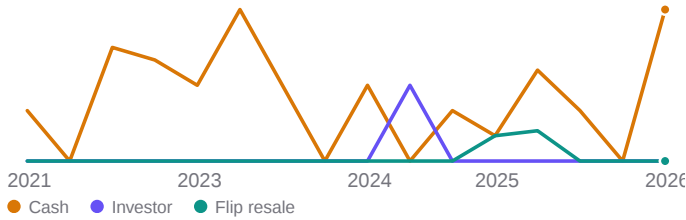
3.6%



BUYERS & OUTCOMES

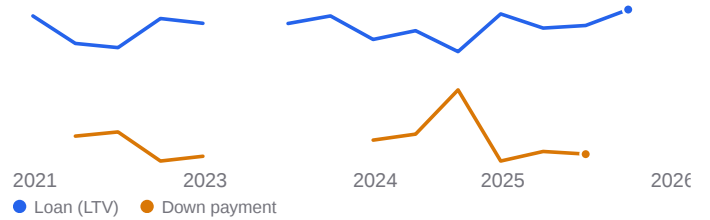
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



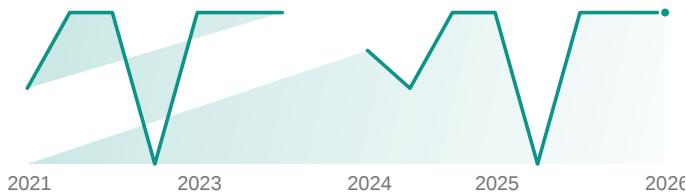
Financing (share of purchase price)

Loan (LTV) 104% · Down payment 6.5%



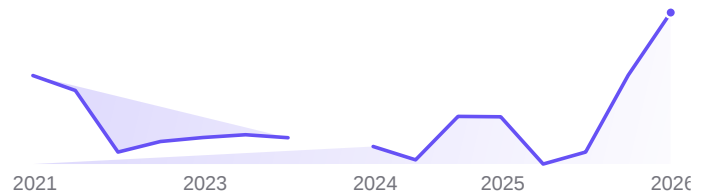
Sellers who sold at a gain

100%



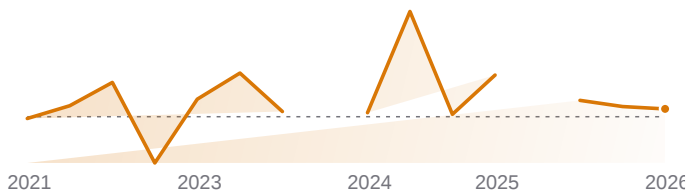
Typical hold before selling

16.6 yrs



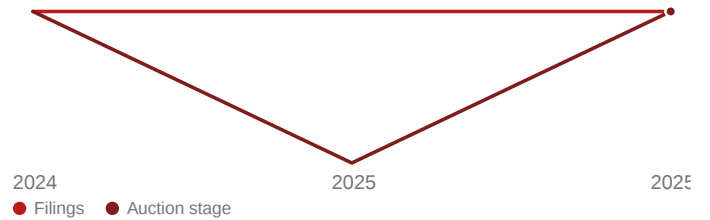
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	308
Median value (AVM)	\$221K
Median size	1,152 ft²
Median bedrooms	3
Median year built	1975
Single family	51%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	4.0%
Owner occupied	21%
Company owned	7.8%
Median loan-to-value	0%

Typical ownership tenure

126.6 yrs

COMMUNITY

Population	1,290
Density	4 / mi²
Median household income	\$56K
Average household income	\$68K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	316
Homes occupied	76%
Bachelor's or higher	9%
Poverty rate	10.6%
Unemployment	1.4%
Average temp	49°F
Annual precip	122 in
Sunshine	33%

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.