

Forks 98331

ZIP code · WA · Washington > Jefferson County > Forks

BALANCED MARKET

\$373K

MEDIAN SALE PRICE

+45.2%

1-YR CHANGE

59

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

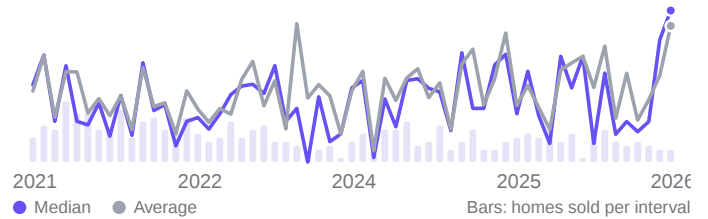
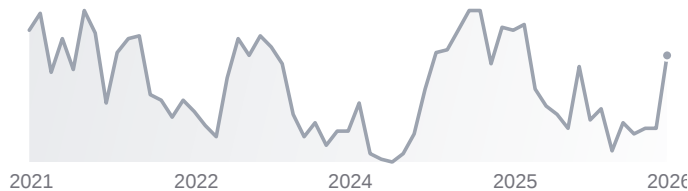
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$499K · Average \$457K

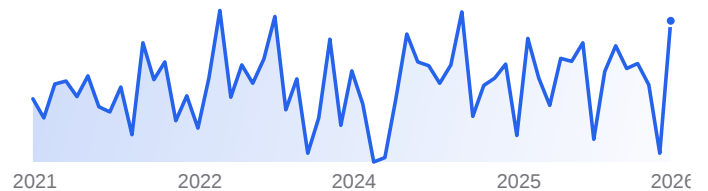
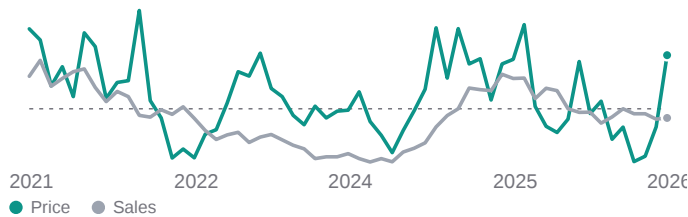


Growth (year over year)

Price +45.2% · Sales -7.8%

Price per square foot

\$277/ft²

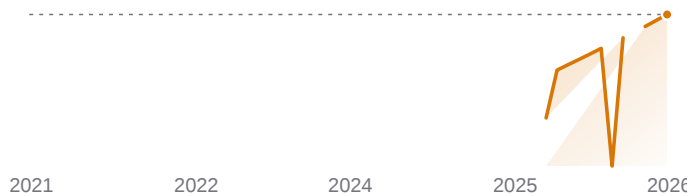


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

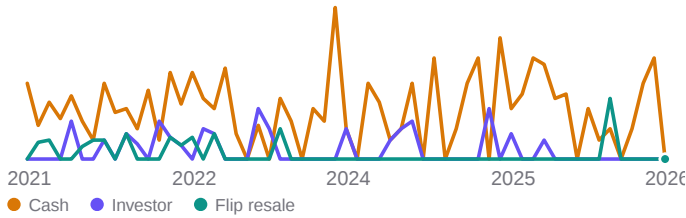
2.3%



BUYERS & OUTCOMES

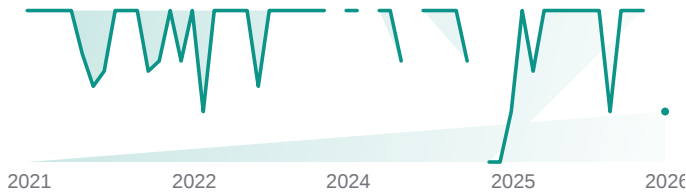
Buyer mix

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



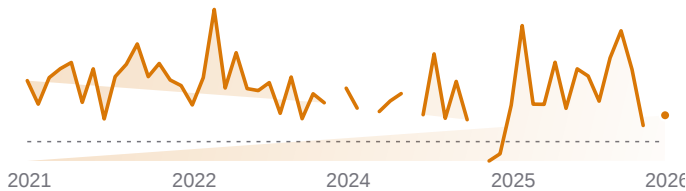
Sellers who sold at a gain

67%

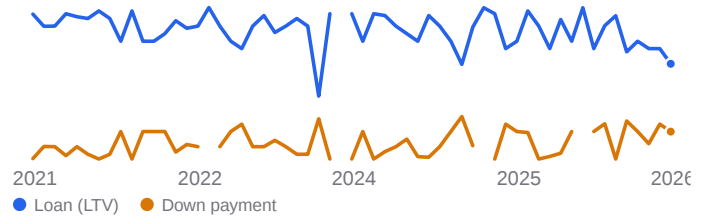


Median annualized return at resale

+4.9%

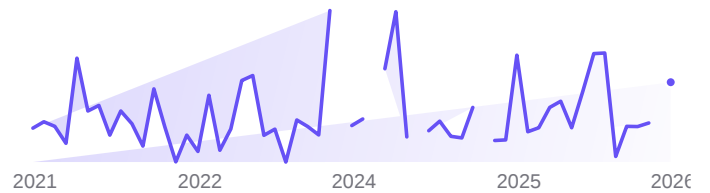


Financing (share of purchase price) Loan (LTV) 65% · Down payment 20%



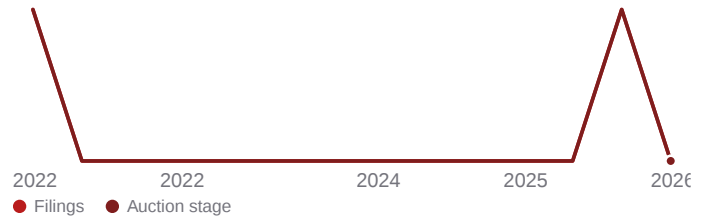
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,521
Median value (AVM)	\$288K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1976
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	4.2%
Owner occupied	30%
Company owned	10%
Median loan-to-value	39%
Typical ownership tenure	126.6 yrs

COMMUNITY

Population	6,173
Density	6 / mi²
Median household income	\$45K
Average household income	\$65K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	333
Homes occupied	89%
Bachelor's or higher	12%
Poverty rate	20.6%
Unemployment	1.2%
Average temp	48°F
Annual precip	142 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.