Port Angeles 98362

SELLER'S MARKET

ZIP code · WA · Washington › Clallam County › Port Angeles

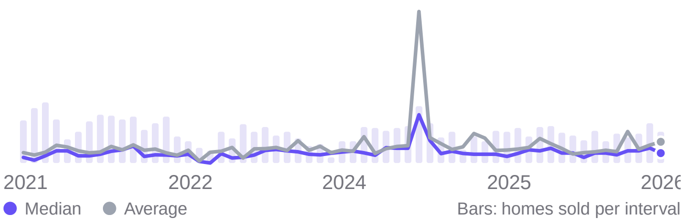
$422K MEDIAN SALE PRICE	**+5.9%** 1-YR CHANGE	**383** SALES (12 MO)	**$436K** MEDIAN VALUE (AVM)

Market temperature — Seller's market · 60 / 100

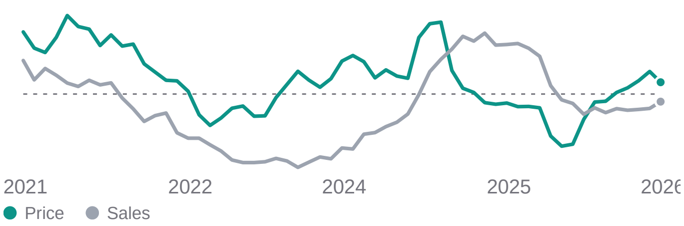
MARKET TRENDS (5 YEARS)

Market temperature (0–100) — 60 / 100

Sale prices — Median $400K · Average $503K

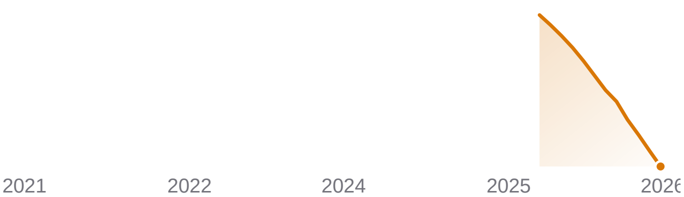


Growth (year over year) — Price +5.9% · Sales -3.8%



Price per square foot — $306/ft²

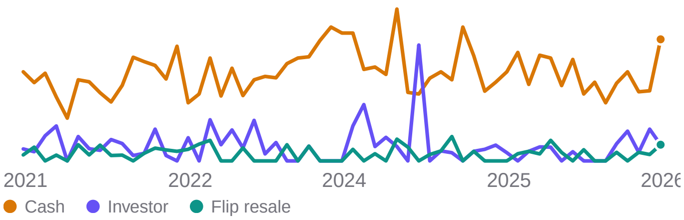
Sale premium vs estimated value — +0.0%



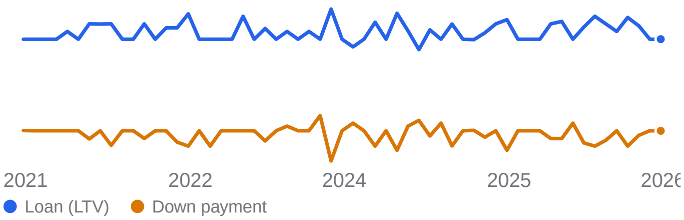
Annual turnover (share of homes sold) — 3.9%

BUYERS & OUTCOMES

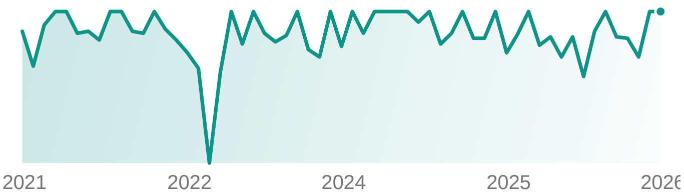
Buyer mix — Cash 45% · Investor 6.1% · Flip resale 6.1%



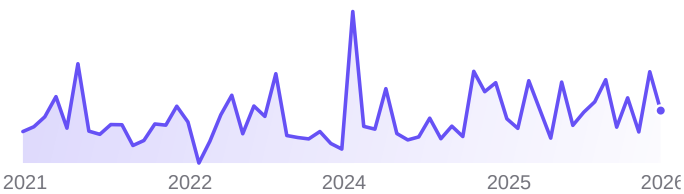
Financing (share of purchase price) — Loan (LTV) 80% · Down payment 20%



Sellers who sold at a gain — 100%

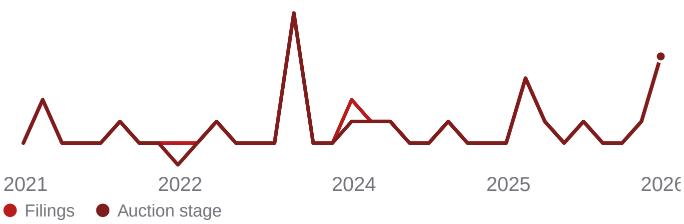


Typical hold before selling — 6.2 yrs



Median annualized return at resale — +6.1%

Preforeclosure filings — Filings 5 · Auction stage 5



HOUSING STOCK

Homes	9,777
Median value (AVM)	$436K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1975
Single family	80%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	66%
Company owned	11%
Median loan-to-value	39%

Typical ownership tenure	14.7 yrs

COMMUNITY

Population	20,995
Density	105 / mi²
Median household income	$68K
Average household income	$88K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	101
Earthquake index (US avg 100)	247
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	7.0%
Unemployment	1.2%
Average temp	45°F
Annual precip	59 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.