

Port Townsend 98368

ZIP code · WA · Washington > Jefferson County > Port Townsend

BALANCED MARKET

\$642K

MEDIAN SALE PRICE

-2.7%

1-YR CHANGE

284

SALES (12 MO)

\$605K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

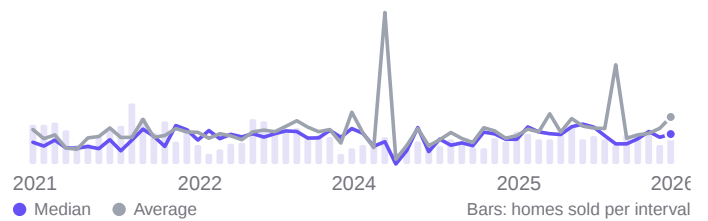
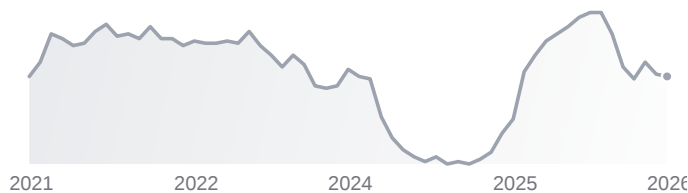
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$645K · Average \$844K

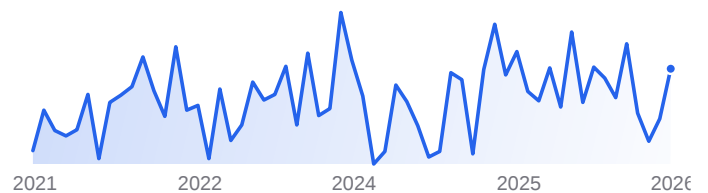
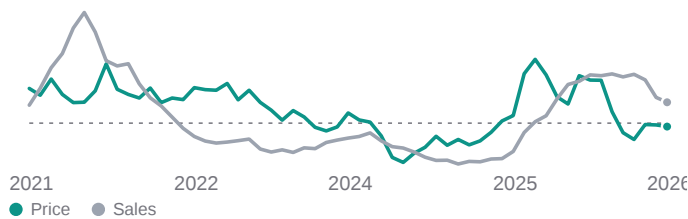


Growth (year over year)

Price -2.7% · Sales +16.9%

Price per square foot

\$446/ft²

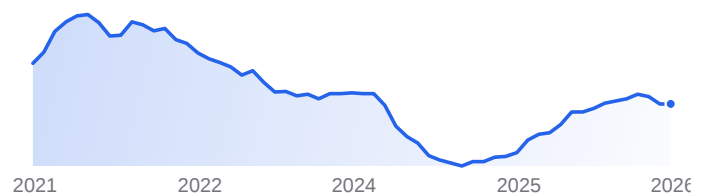
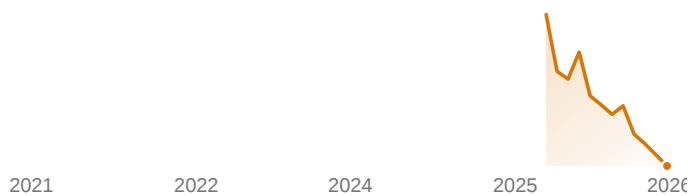


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

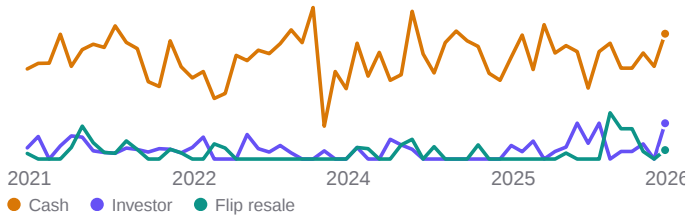
3.2%



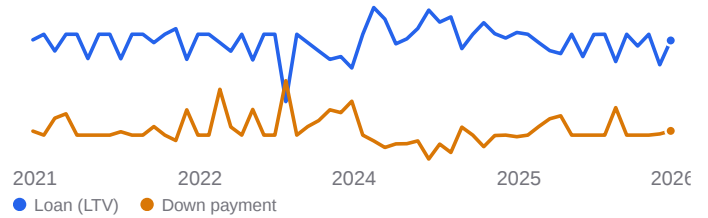
BUYERS & OUTCOMES

Buyer mix

Cash 64% · Investor 18% · Flip resale 4.5%

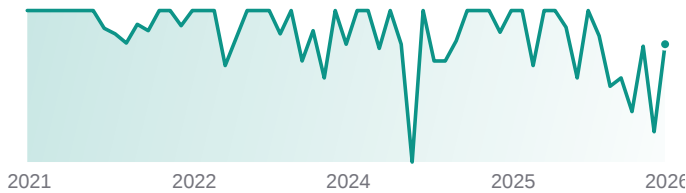


Financing (share of purchase price) Loan (LTV) 76% · Down payment 22%



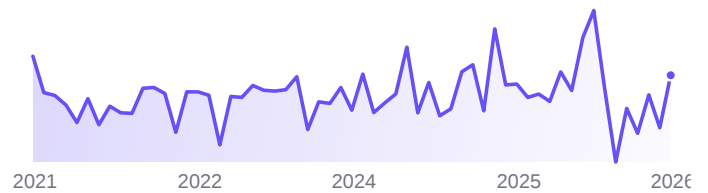
Sellers who sold at a gain

89%



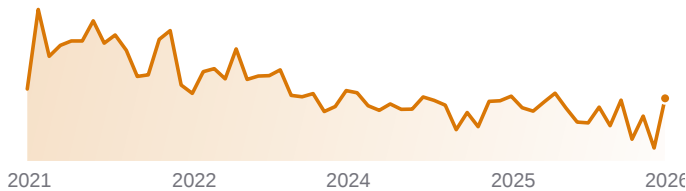
Typical hold before selling

8.5 yrs



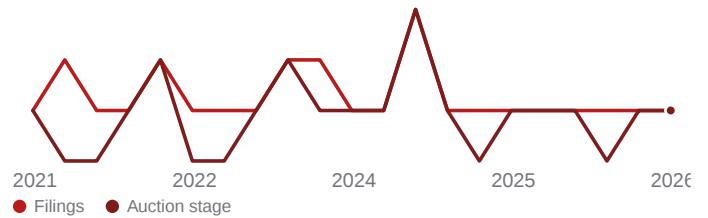
Median annualized return at resale

+7.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,969
Median value (AVM)	\$605K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1991
Single family	72%
Condos	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	1.5%
Owner occupied	62%
Company owned	16%
Median loan-to-value	26%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	12,299
Density	195 / mi²
Median household income	\$60K
Average household income	\$84K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	100
Earthquake index (US avg 100)	266
Homes occupied	91%
Bachelor's or higher	27%
Poverty rate	14.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	25 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.