

Aberdeen 98520

ZIP code · WA · Washington > Grays Harbor County > Aberdeen

BALANCED MARKET

\$293K

MEDIAN SALE PRICE

+4.0%

1-YR CHANGE

298

SALES (12 MO)

\$247K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

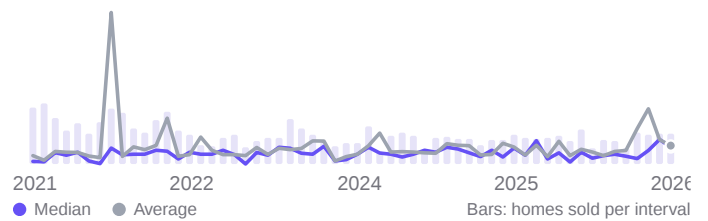
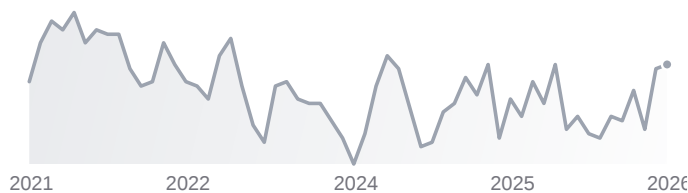
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$285K · Average \$294K

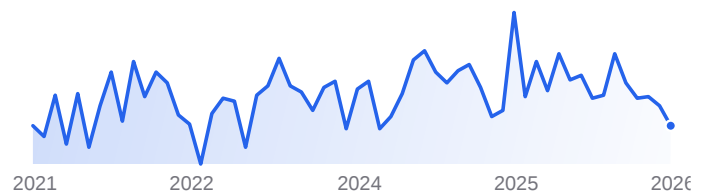
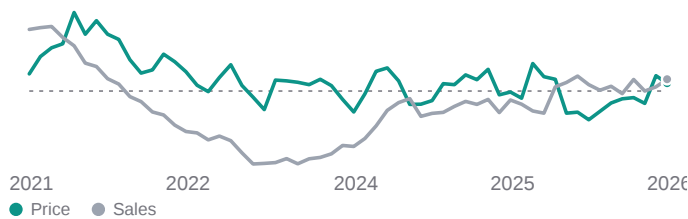


Growth (year over year)

Price +4.0% · Sales +6.0%

Price per square foot

\$160/ft²

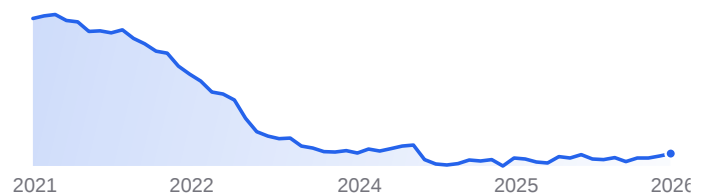


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

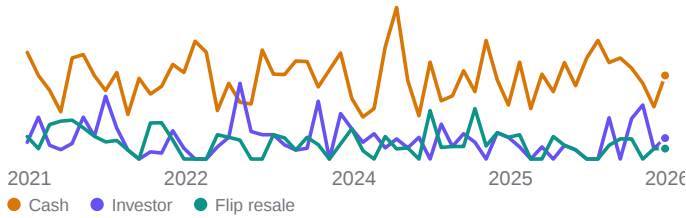
3.7%



BUYERS & OUTCOMES

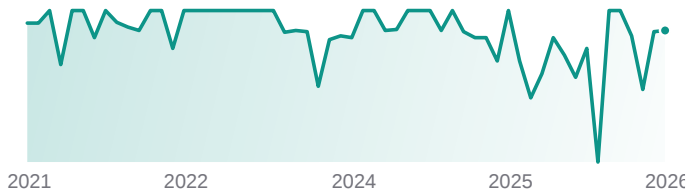
Buyer mix

Cash 28% · Investor 6.9% · Flip resale 3.4%



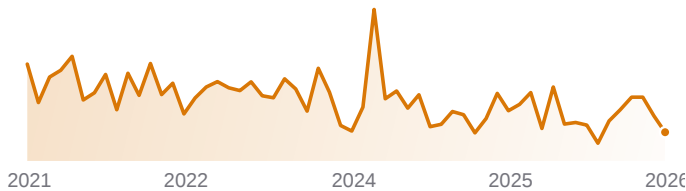
Sellers who sold at a gain

95%

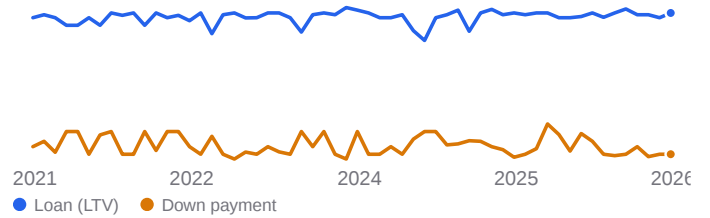


Median annualized return at resale

+4.9%

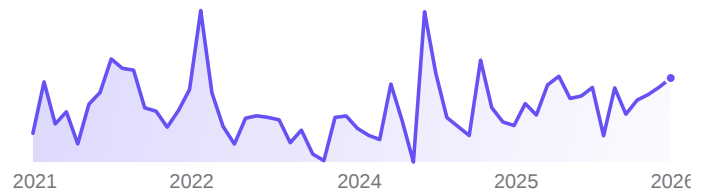


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	8,116
Median value (AVM)	\$247K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1947
Single family	82%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.6%
Owner occupied	70%
Company owned	9.2%
Median loan-to-value	44%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	27,348
Density	94 / mi²
Median household income	\$57K
Average household income	\$78K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	290
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	14.1%
Unemployment	1.5%
Average temp	50°F
Annual precip	94 in
Sunshine	33%

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