

# Allyn 98524

ZIP code · WA · Washington · Mason County · Allyn

BALANCED MARKET

**\$529K**

MEDIAN SALE PRICE

**-4.7%**

1-YR CHANGE

**73**

SALES (12 MO)

**\$495K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



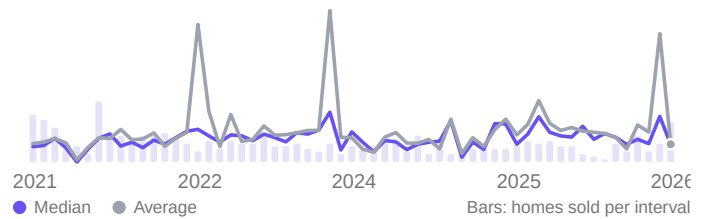
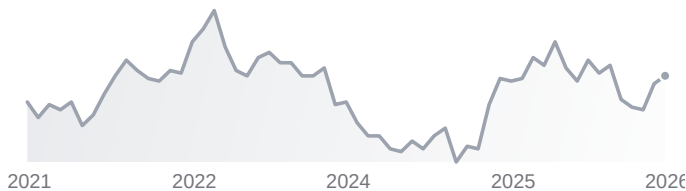
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$448K · Average \$449K

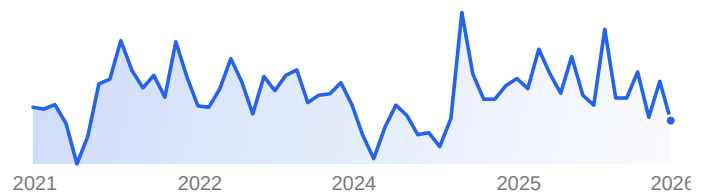
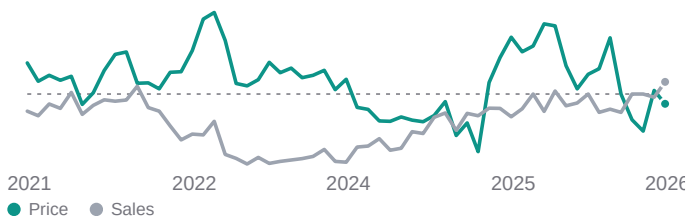


Growth (year over year)

Price -4.7% · Sales +5.8%

Price per square foot

\$250/ft<sup>2</sup>

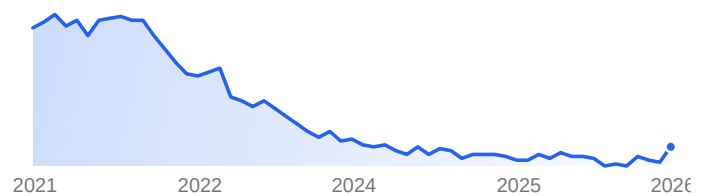


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

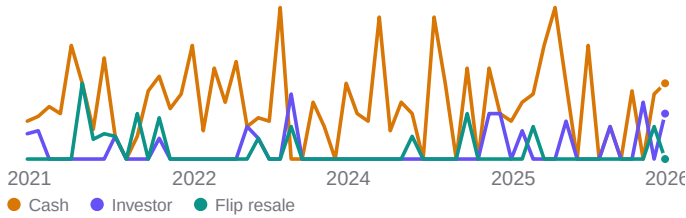
3.8%



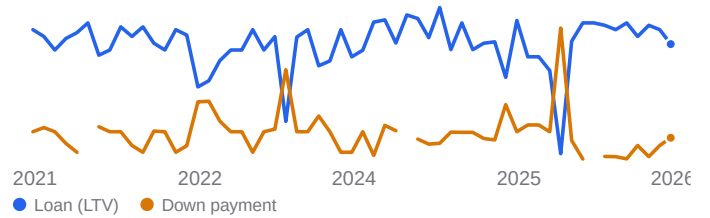
## BUYERS & OUTCOMES

### Buyer mix

Cash 33% · Investor 20% · Flip resale 0%

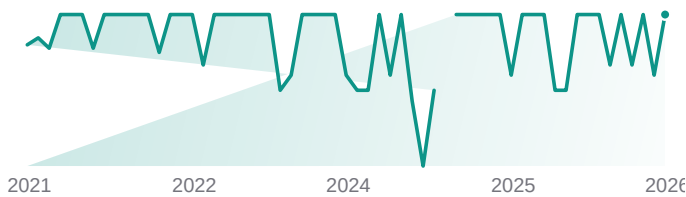


### Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



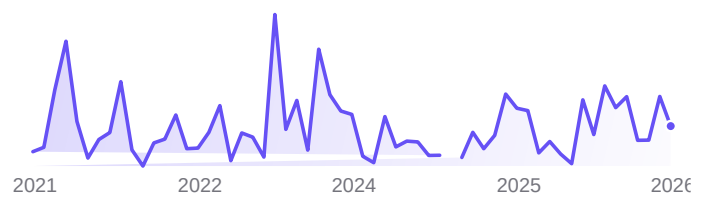
### Sellers who sold at a gain

100%



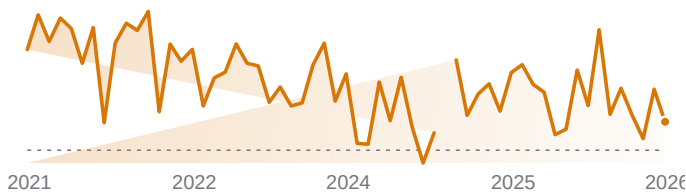
### Typical hold before selling

6.2 yrs



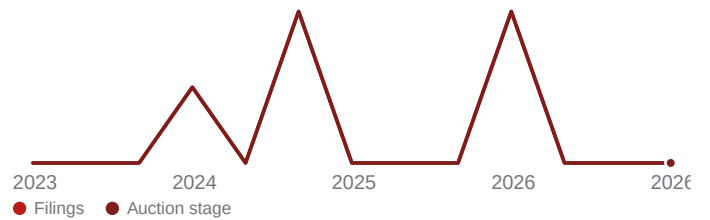
### Median annualized return at resale

+3.0%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,918     |
| Median value (AVM) | \$495K    |
| Median size        | 1,632 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1994      |
| Single family      | 61%       |
| Condos             | 2.5%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 56%  |
| Underwater (LTV 125% or more) | 3.1% |
| Owner occupied                | 61%  |
| Company owned                 | 10%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**9.1 yrs**

## COMMUNITY

|                                  |                             |
|----------------------------------|-----------------------------|
| Population                       | <b>3,309</b>                |
| Density                          | <b>204 / mi<sup>2</sup></b> |
| Median household income          | <b>\$115K</b>               |
| Average household income         | <b>\$121K</b>               |
| Crime index (US avg 100)         | <b>151</b>                  |
| Air pollution index (US avg 100) | <b>107</b>                  |
| Earthquake index (US avg 100)    | <b>255</b>                  |
| Homes occupied                   | <b>85%</b>                  |
| Bachelor's or higher             | <b>13%</b>                  |
| Poverty rate                     | <b>6.9%</b>                 |
| Unemployment                     | <b>1.1%</b>                 |
| Average temp                     | <b>51°F</b>                 |
| Annual precip                    | <b>54 in</b>                |
| Sunshine                         | <b>33%</b>                  |

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.