

Amanda Park 98526

ZIP code · WA · Washington > Grays Harbor County > Amanda Park

\$1.5M

MEDIAN SALE PRICE

+263.7%

1-YR CHANGE

7

SALES (12 MO)

\$296K

MEDIAN VALUE (AVM)

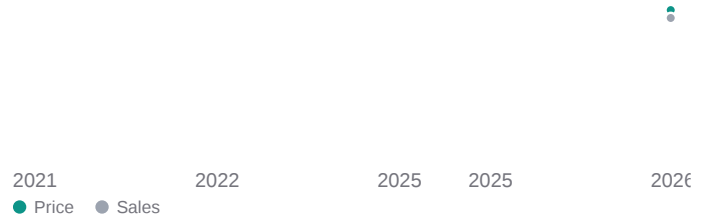
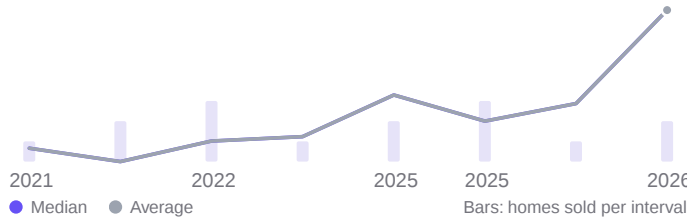
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.5M · Average \$1.5M

Growth (year over year)

Price +263.7% · Sales +250.0%

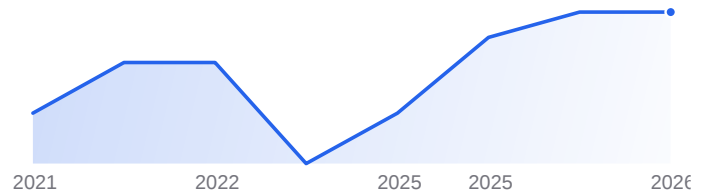
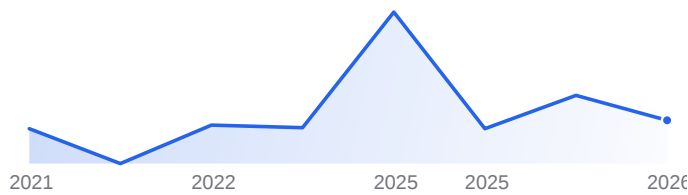


Price per square foot

\$384/ft²

Annual turnover (share of homes sold)

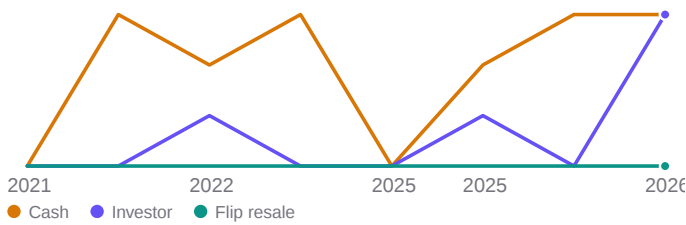
4.3%



BUYERS & OUTCOMES

Buyer mix

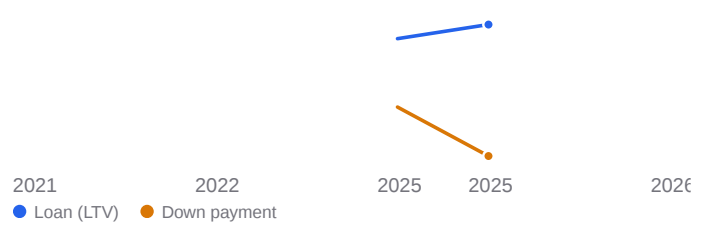
Cash 100% · Investor 100% · Flip resale 0%



Sellers who sold at a gain

100%

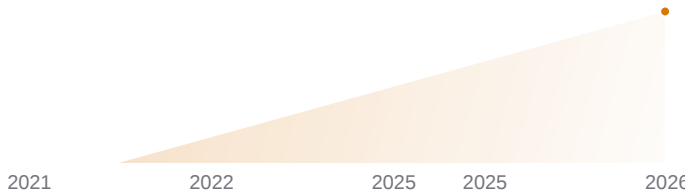
Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

13.1 yrs

Median annualized return at resale +9.4%



HOUSING STOCK

Homes	163
Median value (AVM)	\$296K
Median size	1,227 ft²
Median bedrooms	2
Median year built	1970
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.2%
Owner occupied	36%
Company owned	18%
Median loan-to-value	3%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	397
Density	3 / mi²
Median household income	\$47K
Average household income	\$59K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	314
Homes occupied	82%
Bachelor's or higher	6%
Poverty rate	24.7%
Unemployment	1.7%
Average temp	49°F
Annual precip	125 in
Sunshine	33%

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