

Belfair 98528

ZIP code · WA · Washington · Mason County · Belfair

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

+18.2%

1-YR CHANGE

194

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100

Buyer's market

Balanced

Seller's market

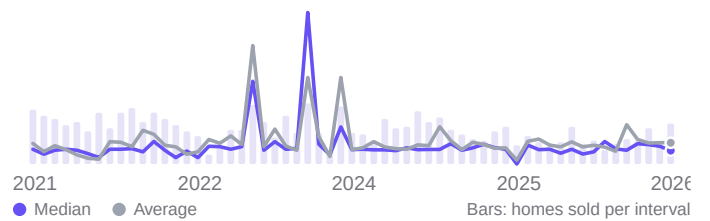
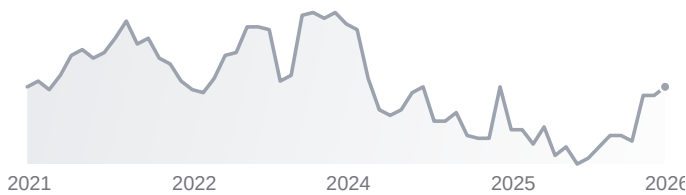
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$395K · Average \$486K

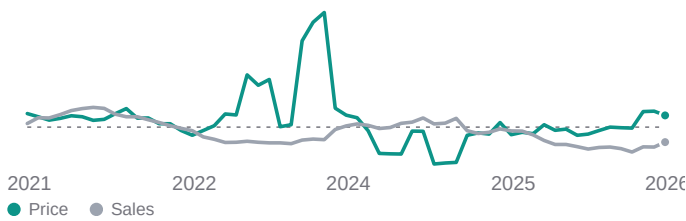


Growth (year over year)

Price +18.2% · Sales -23.0%

Price per square foot

\$293/ft²

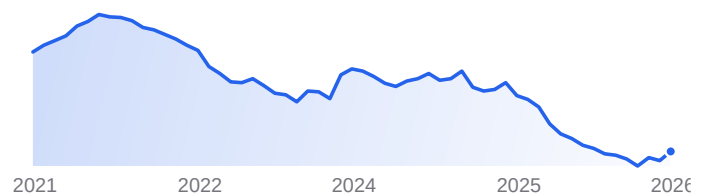


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

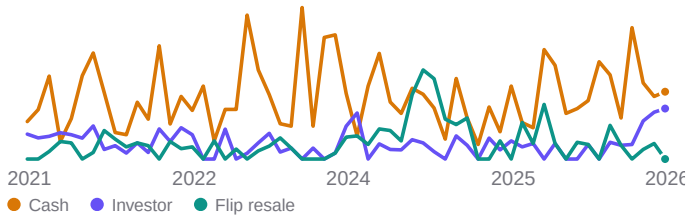
3.5%



BUYERS & OUTCOMES

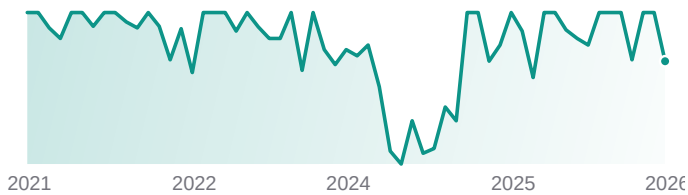
Buyer mix

Cash 31% · Investor 23% · Flip resale 0%



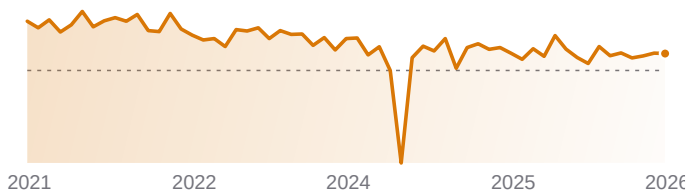
Sellers who sold at a gain

81%

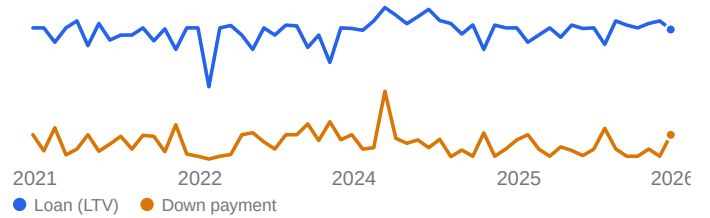


Median annualized return at resale

+4.8%

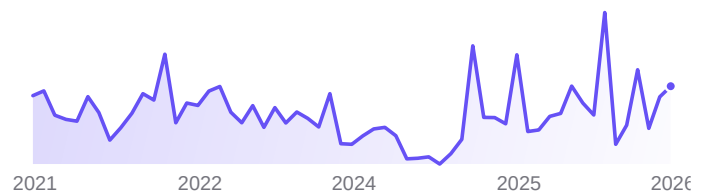


Financing (share of purchase price) Loan (LTV) 94% · Down payment 20%



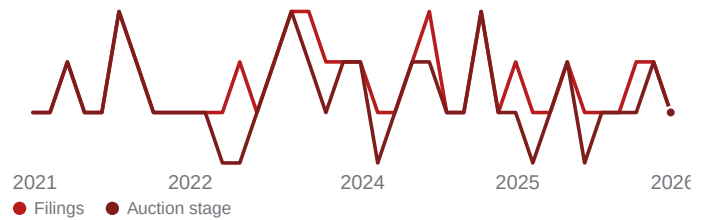
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,620
Median value (AVM)	\$460K
Median size	1,428 ft²
Median bedrooms	3
Median year built	1988
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	2.7%
Owner occupied	59%
Company owned	8.9%
Median loan-to-value	41%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	12,194
Density	140 / mi²
Median household income	\$86K
Average household income	\$102K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	257
Homes occupied	81%
Bachelor's or higher	14%
Poverty rate	5.8%
Unemployment	1.4%
Average temp	51°F
Annual precip	61 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.