

Copalis Beach 98535

ZIP code · WA · Washington > Grays Harbor County > Copalis Beach

BALANCED MARKET

\$137K

MEDIAN SALE PRICE

-48.5%

1-YR CHANGE

20

SALES (12 MO)

\$258K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



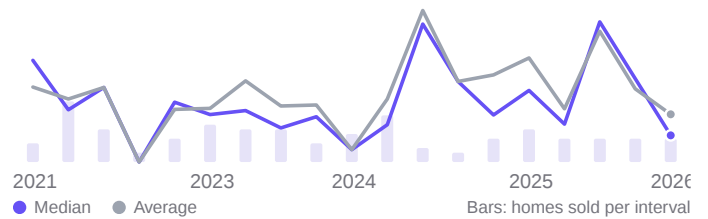
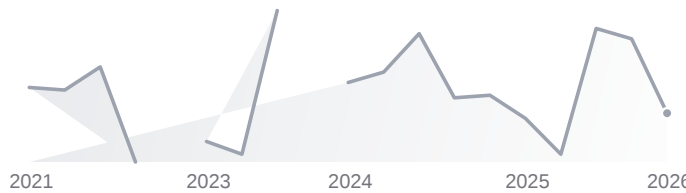
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$130K · Average \$190K

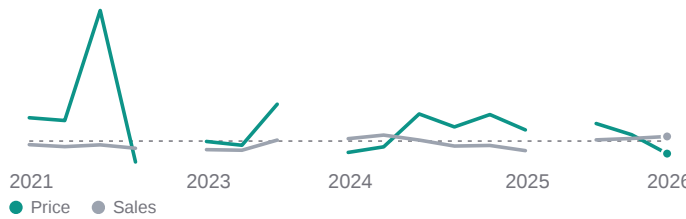


Growth (year over year)

Price -48.5% · Sales +17.6%

Price per square foot

\$163/ft²



Sale premium vs estimated value

-4.0%

Annual turnover (share of homes sold)

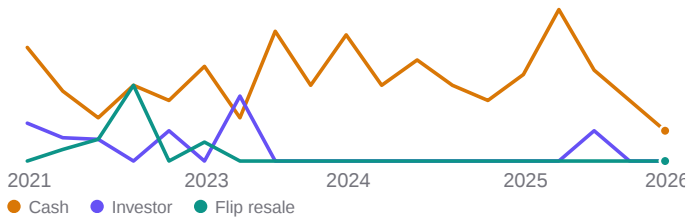
3.8%



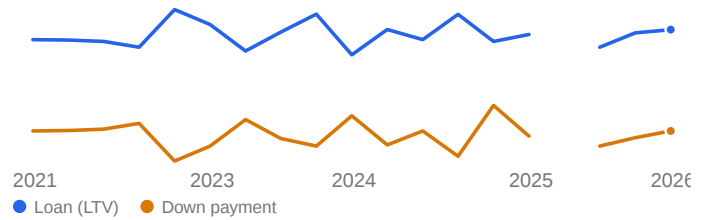
BUYERS & OUTCOMES

Buyer mix

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

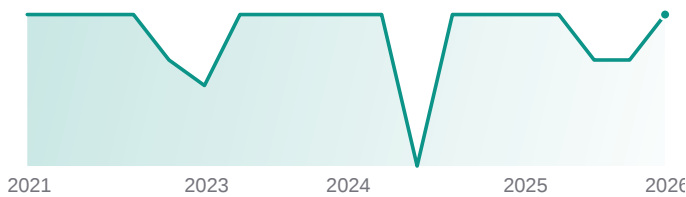


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



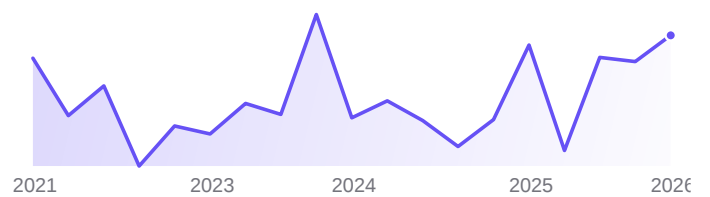
Sellers who sold at a gain

100%



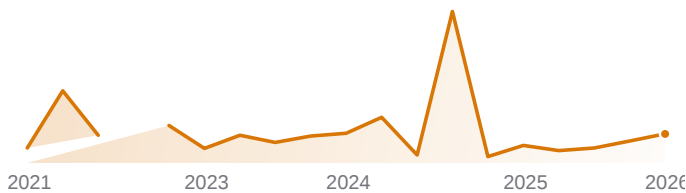
Typical hold before selling

7.9 yrs



Median annualized return at resale

+13.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	527
Median value (AVM)	\$258K
Median size	1,040 ft²
Median bedrooms	2
Median year built	1973
Single family	67%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.7%
Owner occupied	16%
Company owned	12%
Median loan-to-value	0%

Typical ownership tenure

8.5 yrs

COMMUNITY

Population	244
Density	15 / mi²
Median household income	\$68K
Average household income	\$75K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	323
Homes occupied	58%
Bachelor's or higher	15%
Poverty rate	1.7%
Unemployment	1.3%
Average temp	50°F
Annual precip	88 in
Sunshine	33%

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