

Copalis Crossing 98536

ZIP code · WA · Washington > Grays Harbor County

\$282K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$276K

MEDIAN VALUE (AVM)

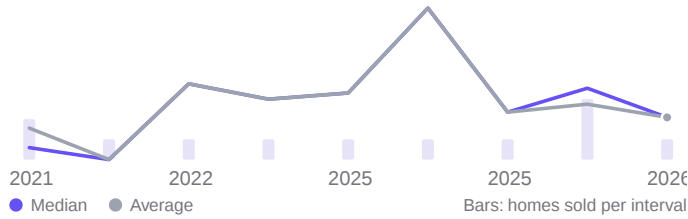
MARKET TRENDS (5 YEARS)

Sale prices

Median \$282K · Average \$282K

Growth (year over year)

Price +132.4% · Sales +0.0%

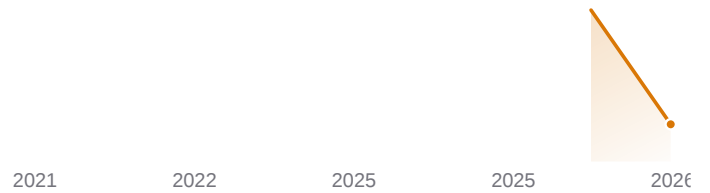


Price per square foot

\$225/ft²

Sale premium vs estimated value

+0.3%



Annual turnover (share of homes sold)

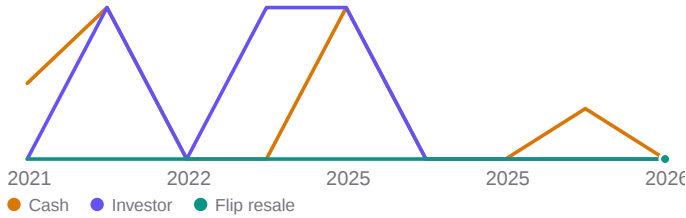
9.8%



BUYERS & OUTCOMES

Buyer mix

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



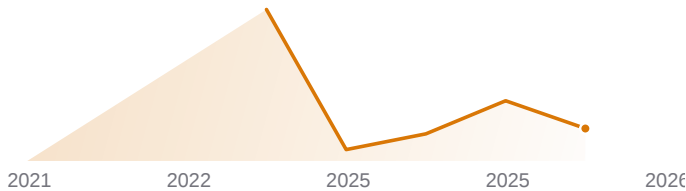
Sellers who sold at a gain

100%

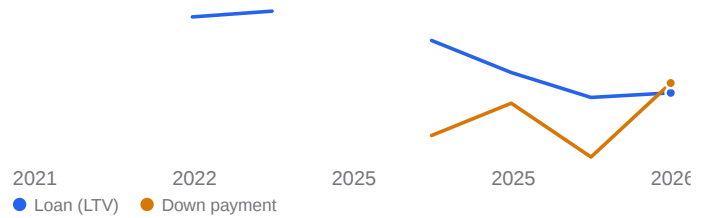
2021 2022 2025 2025 2026

Median annualized return at resale

+8.2%



Financing (share of purchase price) Loan (LTV) 47% · Down payment 53%



Typical hold before selling

6.4 yrs

2021 2022 2025 2025 2026

HOUSING STOCK

Homes	61
Median value (AVM)	\$276K
Median size	1,302 ft²
Median bedrooms	3
Median year built	1967
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.7%
Owner occupied	59%
Company owned	9.8%
Median loan-to-value	13%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	789
Density	8 / mi ²
Median household income	\$59K
Average household income	\$63K
Crime index (US avg 100)	170
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	328
Homes occupied	53%
Bachelor's or higher	15%
Poverty rate	7.3%
Unemployment	1.7%
Average temp	50°F
Annual precip	96 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.