

Cosmopolis 98537

ZIP code · WA · Washington > Grays Harbor County > Cosmopolis

BUYER'S MARKET

\$206K

MEDIAN SALE PRICE

-42.7%

1-YR CHANGE

23

SALES (12 MO)

\$259K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 21 / 100



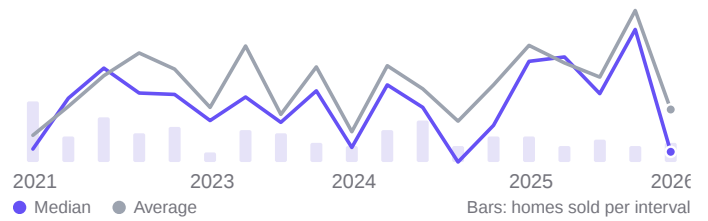
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

21 / 100

Sale prices

Median \$204K · Average \$280K

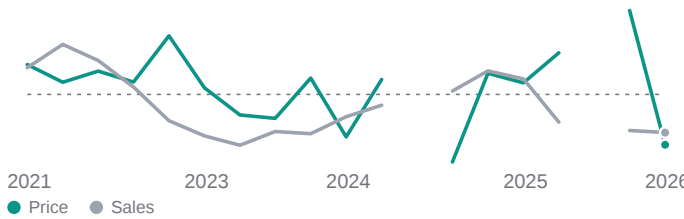


Growth (year over year)

Price -42.7% · Sales -32.4%

Price per square foot

\$185/ft²



Sale premium vs estimated value

+0.2%

Annual turnover (share of homes sold)

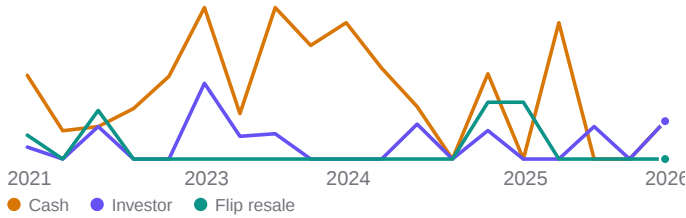
2.5%



BUYERS & OUTCOMES

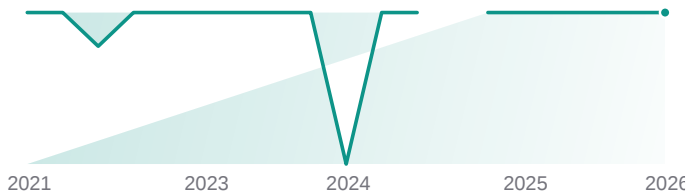
Buyer mix

Cash 17% · Investor 17% · Flip resale 0%



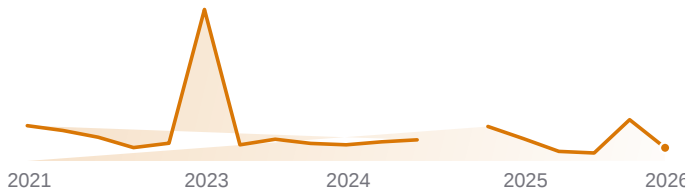
Sellers who sold at a gain

100%

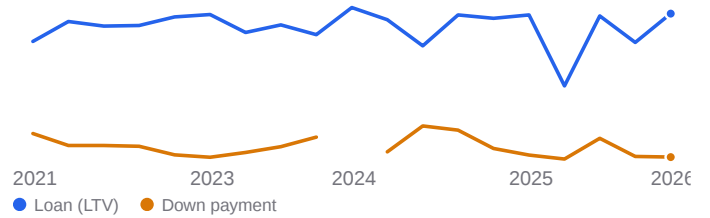


Median annualized return at resale

+6.0%

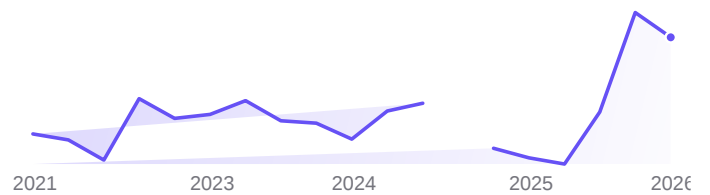


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.1%



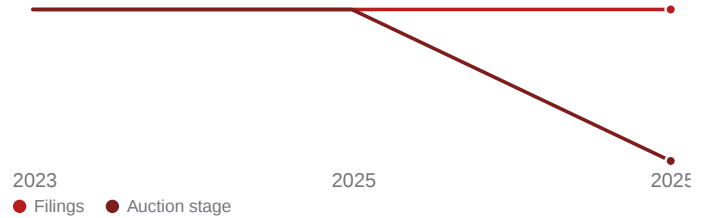
Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	906
Median value (AVM)	\$259K
Median size	1,564 ft²
Median bedrooms	3
Median year built	1968
Single family	87%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	3.9%
Owner occupied	47%
Company owned	5.2%
Median loan-to-value	47%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,095
Density	7 / mi²
Median household income	\$70K
Average household income	\$92K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	271
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	10.8%
Unemployment	1.8%
Average temp	50°F
Annual precip	87 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.