

Elma 98541

ZIP code · WA · Washington > Mason County > Elma

BUYER'S MARKET

\$283K

MEDIAN SALE PRICE

-16.1%

1-YR CHANGE

134

SALES (12 MO)

\$385K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



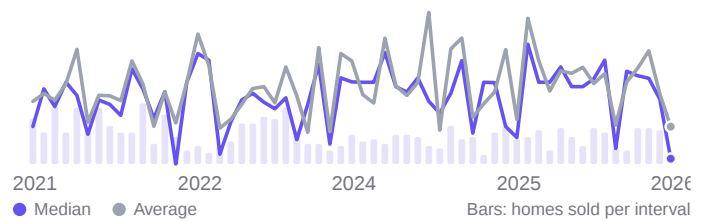
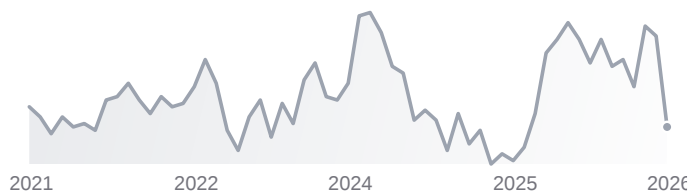
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$177K · Average \$250K

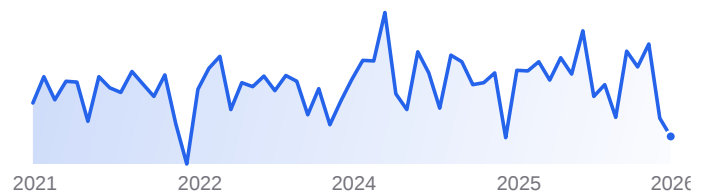
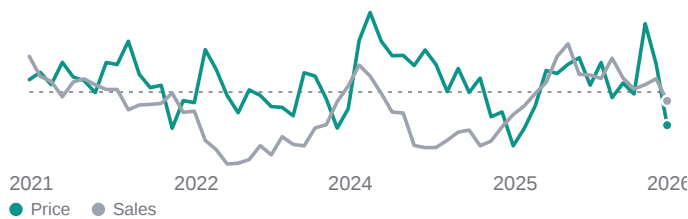


Growth (year over year)

Price -16.1% · Sales -4.3%

Price per square foot

\$149/ft²

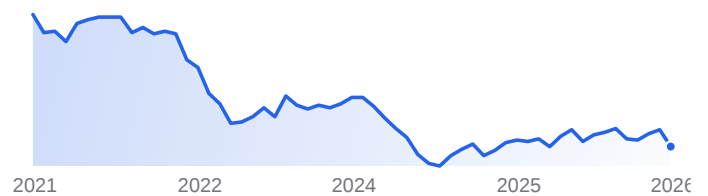


Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

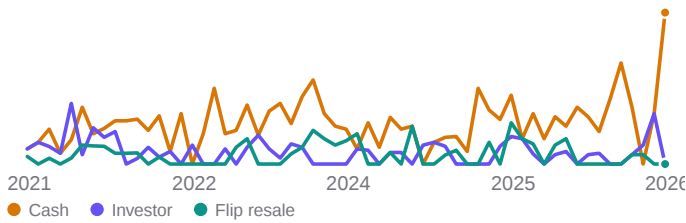
3.2%



BUYERS & OUTCOMES

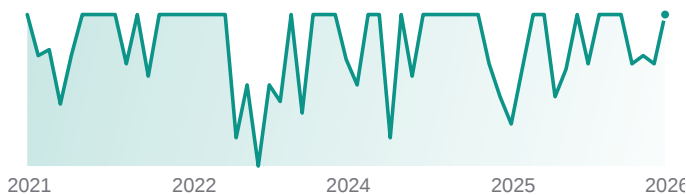
Buyer mix

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



Sellers who sold at a gain

100%

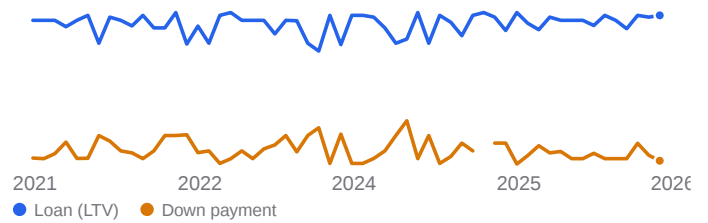


Median annualized return at resale

+3.7%

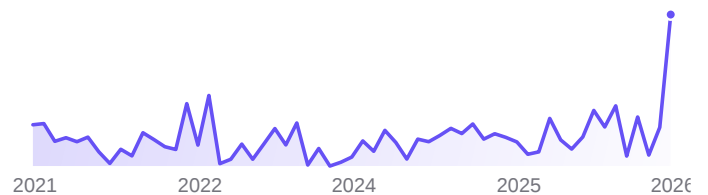


Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.6%



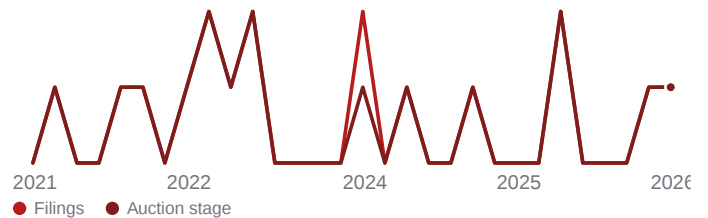
Typical hold before selling

22.1 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	4,137
Median value (AVM)	\$385K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.6%
Owner occupied	71%
Company owned	5.3%
Median loan-to-value	43%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	10,242
Density	47 / mi²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	237
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	15.6%
Unemployment	1.8%
Average temp	51°F
Annual precip	84 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.