

Grapeview 98546

ZIP code · WA · Washington > Mason County > Grapeview

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

-28.4%

1-YR CHANGE

85

SALES (12 MO)

\$595K

MEDIAN VALUE (AVM)

Market temperature

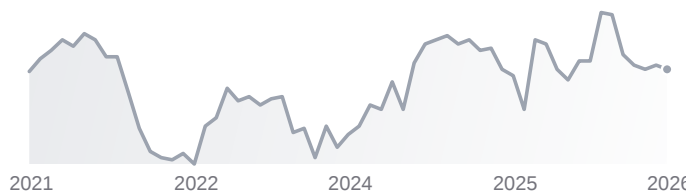
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

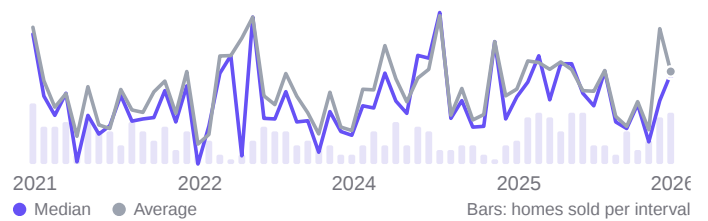
Market temperature (0–100)

55 / 100



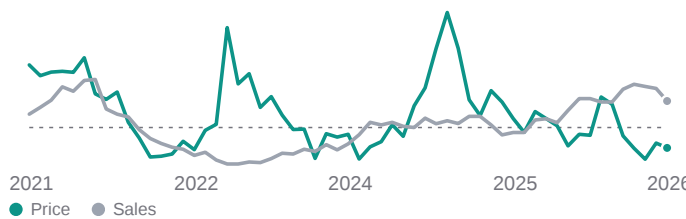
Sale prices

Median \$680K · Average \$697K



Growth (year over year)

Price -28.4% · Sales +37.1%



Price per square foot

\$310/ft²



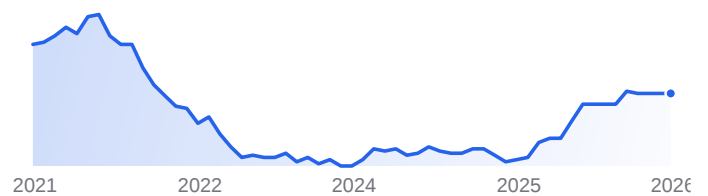
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

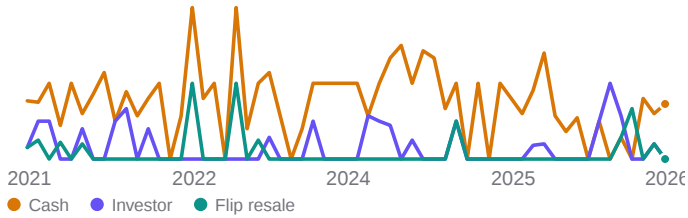
3.6%



BUYERS & OUTCOMES

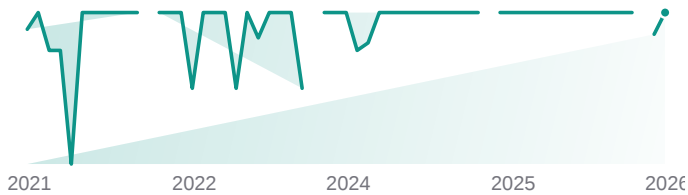
Buyer mix

Cash 36% · Investor 0% · Flip resale 0%



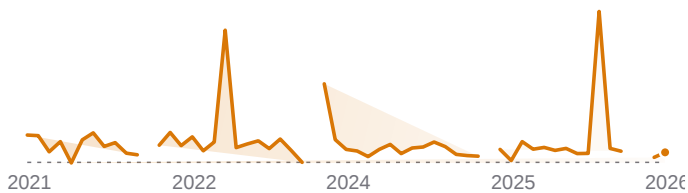
Sellers who sold at a gain

100%

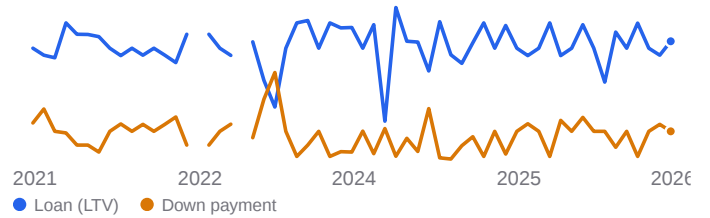


Median annualized return at resale

+6.2%

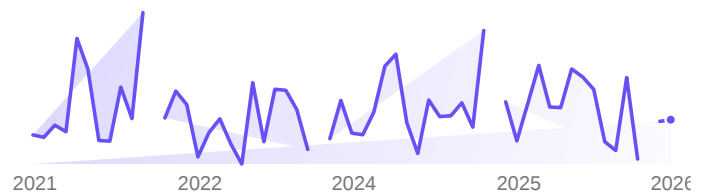


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



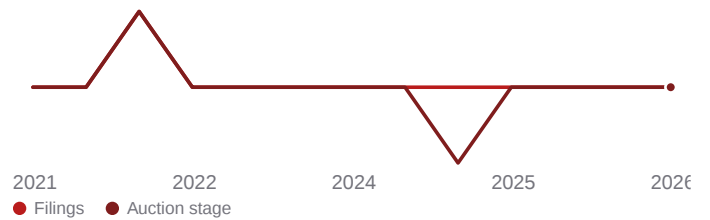
Typical hold before selling

5.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,344
Median value (AVM)	\$595K
Median size	1,378 ft²
Median bedrooms	2
Median year built	1986
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.0%
Owner occupied	45%
Company owned	12%
Median loan-to-value	26%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	4,444
Density	137 / mi²
Median household income	\$93K
Average household income	\$110K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	253
Homes occupied	69%
Bachelor's or higher	17%
Poverty rate	4.6%
Unemployment	1.3%
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.