

Grayland 98547

ZIP code · WA · Washington > Pacific County > Grayland

BALANCED MARKET

\$251K

MEDIAN SALE PRICE

+26.9%

1-YR CHANGE

16

SALES (12 MO)

\$290K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



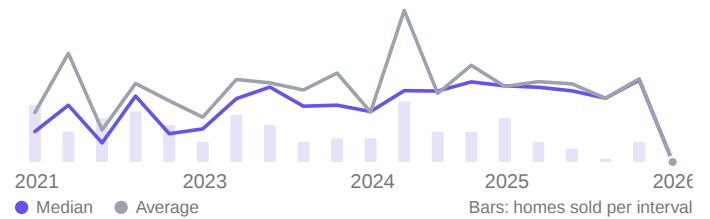
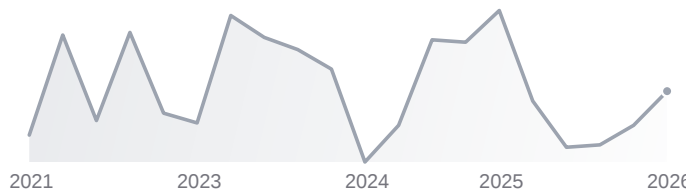
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

44 / 100

Sale prices

Median \$77K · Average \$77K

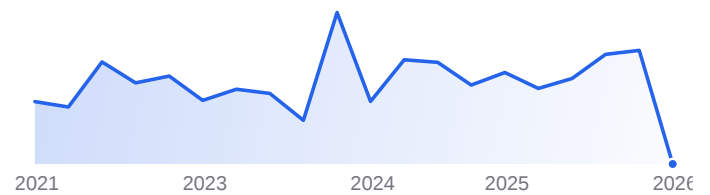
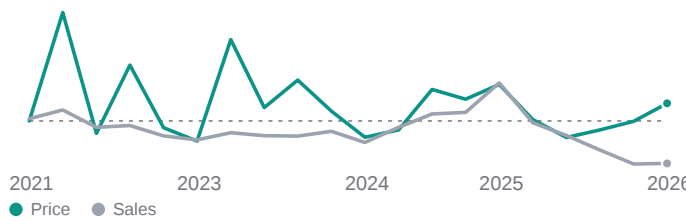


Growth (year over year)

Price +26.9% · Sales -64.4%

Price per square foot

\$60/ft²



Sale premium vs estimated value

-69.2%

Annual turnover (share of homes sold)

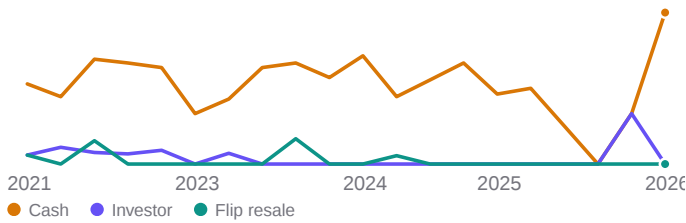
1.3%



BUYERS & OUTCOMES

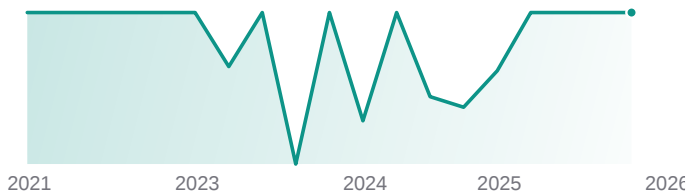
Buyer mix

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



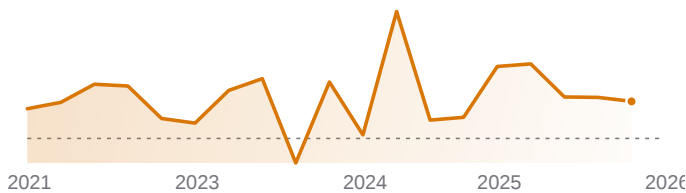
Sellers who sold at a gain

100%

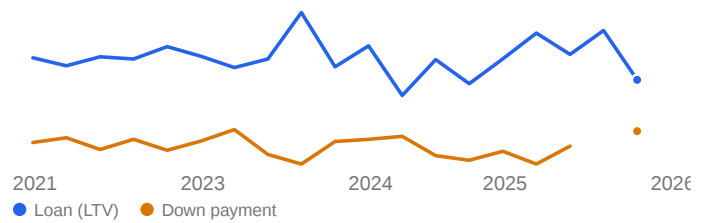


Median annualized return at resale

+9.0%

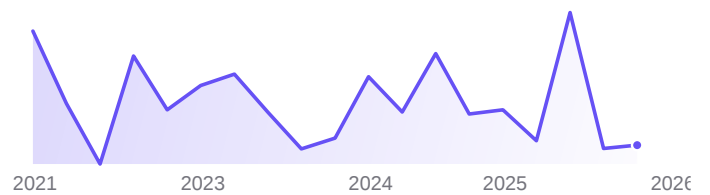


Financing (share of purchase price) Loan (LTV) 64% · Down payment 26%



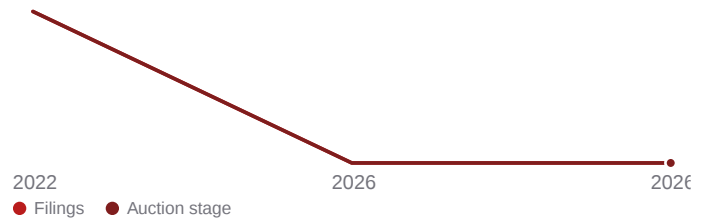
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,266
Median value (AVM)	\$290K
Median size	1,152 ft²
Median bedrooms	2
Median year built	1973
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.5%
Owner occupied	19%
Company owned	11%
Median loan-to-value	12%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	1,303
Density	19 / mi²
Median household income	\$46K
Average household income	\$67K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	311
Homes occupied	61%
Bachelor's or higher	12%
Poverty rate	5.6%
Unemployment	0.8%
Average temp	50°F
Annual precip	77 in
Sunshine	33%

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