

McCleary 98557

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

BALANCED MARKET

\$386K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

51

SALES (12 MO)

\$397K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



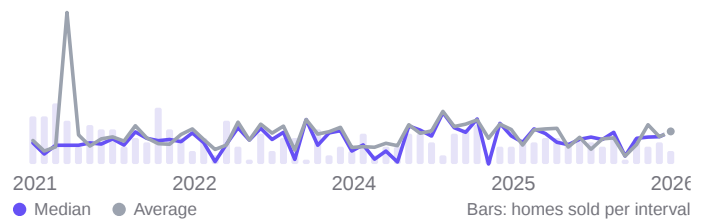
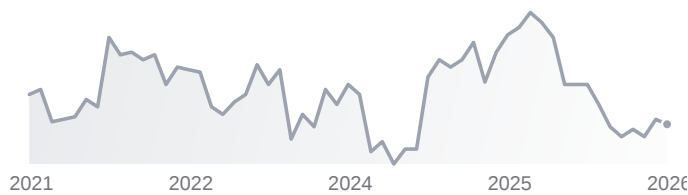
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$415K · Average \$418K

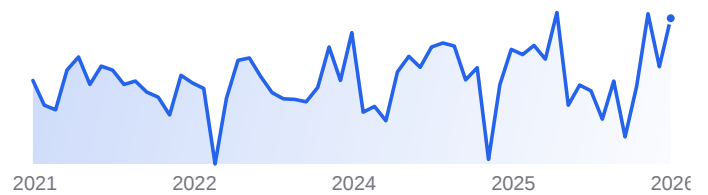
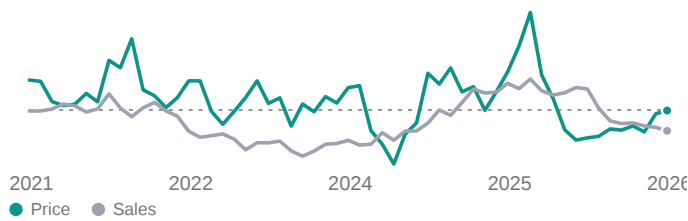


Growth (year over year)

Price -0.6% · Sales -20.3%

Price per square foot

\$357/ft²

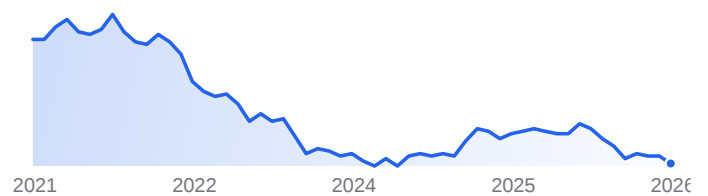
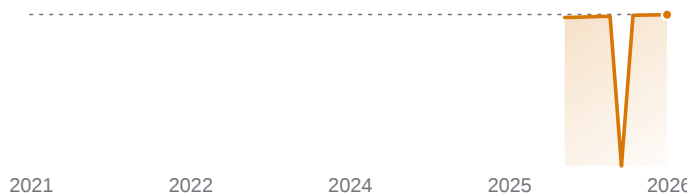


Sale premium vs estimated value

-0.1%

Annual turnover (share of homes sold)

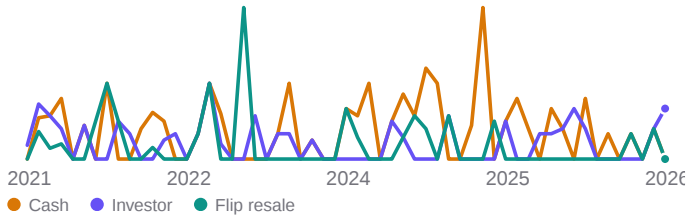
3.6%



BUYERS & OUTCOMES

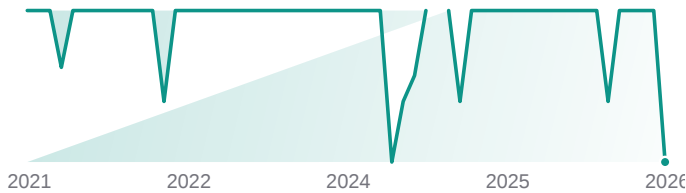
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



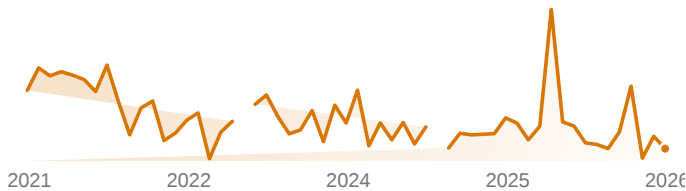
Sellers who sold at a gain

67%

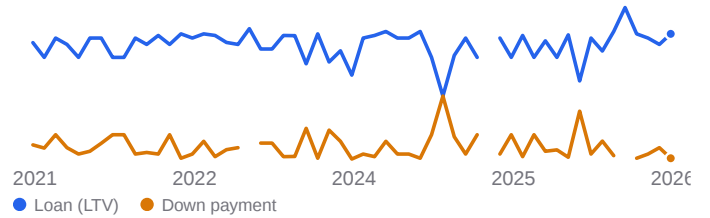


Median annualized return at resale

+2.9%

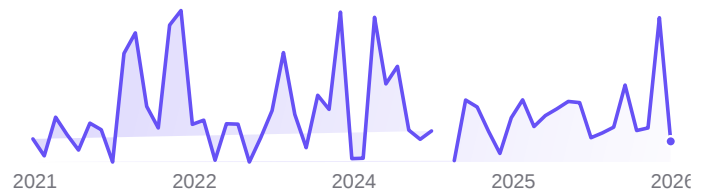


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



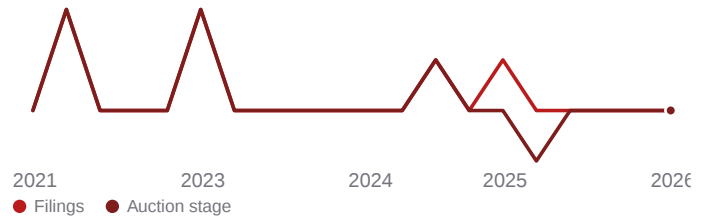
Typical hold before selling

2.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,417
Median value (AVM)	\$397K
Median size	1,472 ft²
Median bedrooms	3
Median year built	1980
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	3.5%
Median loan-to-value	51%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,006
Density	105 / mi²
Median household income	\$80K
Average household income	\$93K
Crime index (US avg 100)	86
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	237
Homes occupied	94%
Bachelor's or higher	14%
Poverty rate	8.1%
Unemployment	1.7%
Average temp	50°F
Annual precip	93 in
Sunshine	33%

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