

Moclips 98562

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

SELLER'S MARKET

\$335K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$380K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



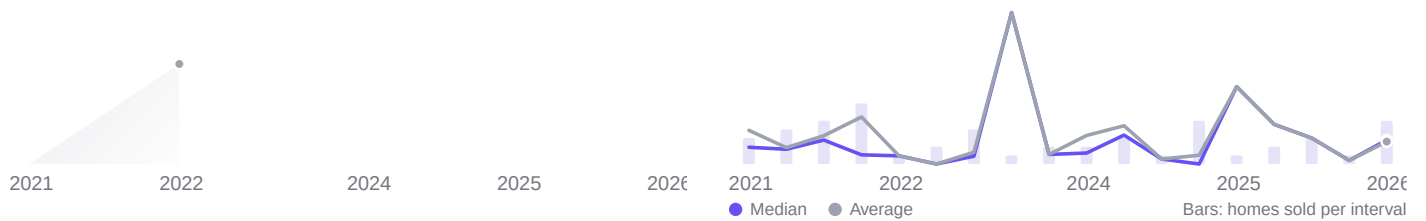
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$313K · Average \$299K

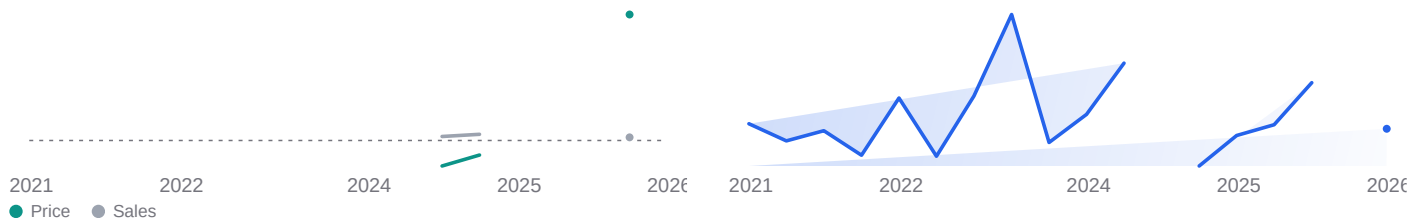


Growth (year over year)

Price +446.9% · Sales +11.1%

Price per square foot

\$229/ft²

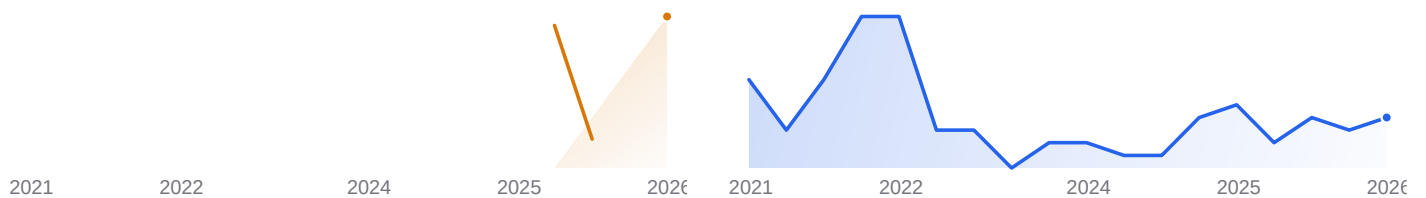


Sale premium vs estimated value

+5.4%

Annual turnover (share of homes sold)

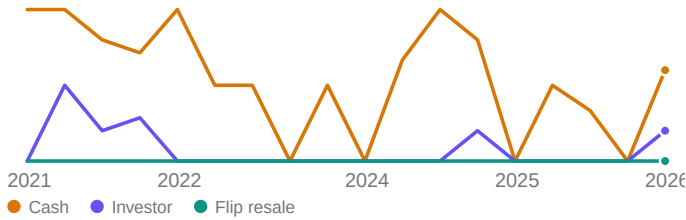
4.0%



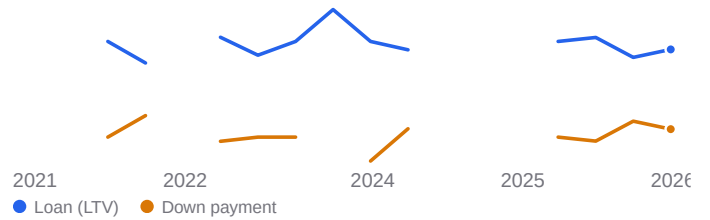
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 0%

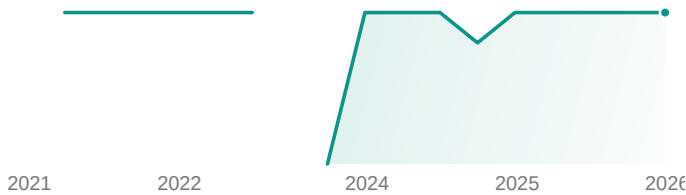


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



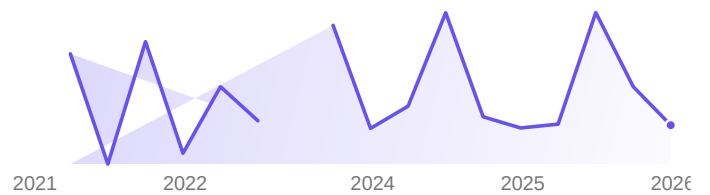
Sellers who sold at a gain

100%



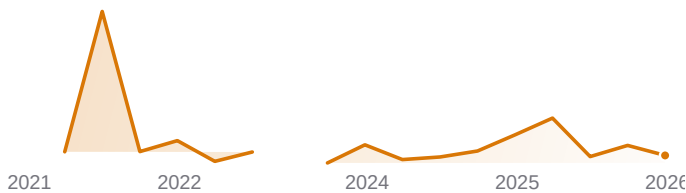
Typical hold before selling

6.1 yrs



Median annualized return at resale

+5.4%



HOUSING STOCK

Homes	273
Median value (AVM)	\$380K
Median size	1,088 ft²
Median bedrooms	3
Median year built	1974
Single family	71%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.8%
Owner occupied	6.3%
Company owned	17%
Median loan-to-value	0%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	591
Density	31 / mi²
Median household income	\$30K
Average household income	\$35K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	328
Homes occupied	52%
Bachelor's or higher	2%
Poverty rate	3.4%
Unemployment	1.6%
Average temp	50°F
Annual precip	98 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.