

Montesano 98563

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

BUYER'S MARKET

\$361K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

109

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



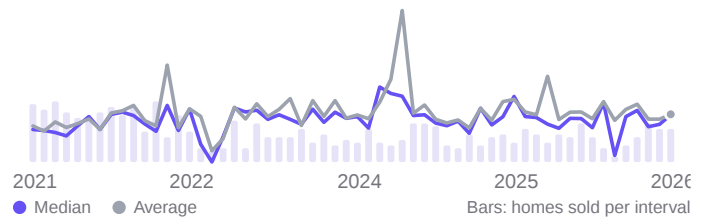
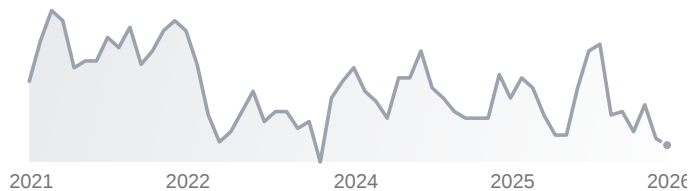
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$400K · Average \$402K

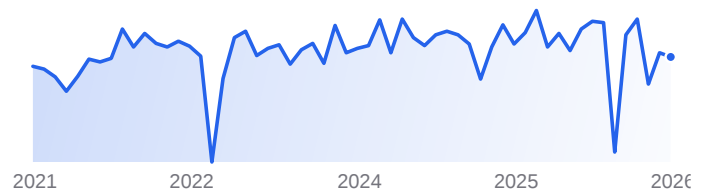
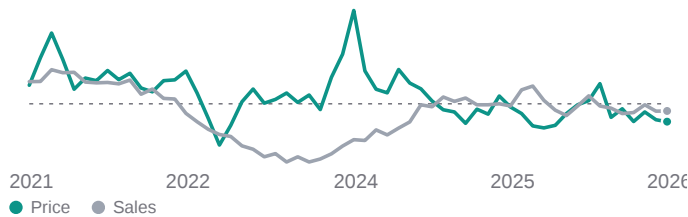


Growth (year over year)

Price -15.0% · Sales -6.0%

Price per square foot

\$229/ft²

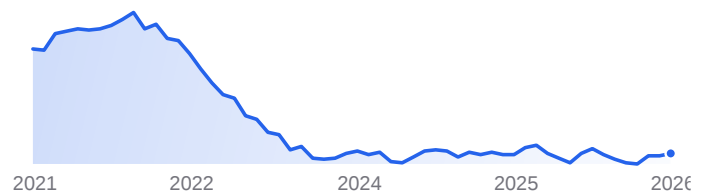
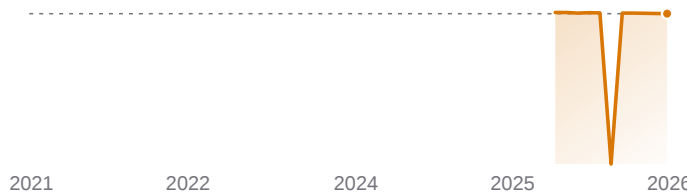


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

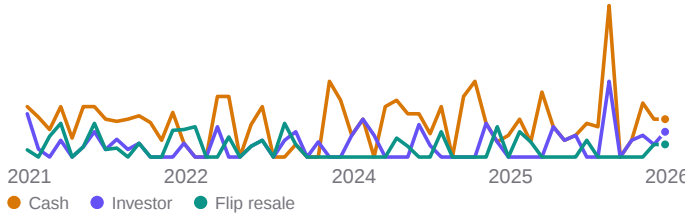
3.3%



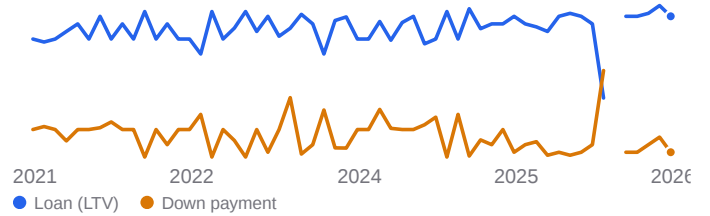
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 17% · Flip resale 8.3%

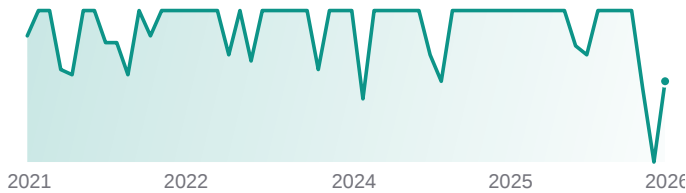


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



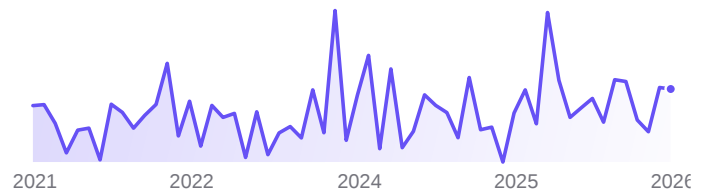
Sellers who sold at a gain

80%



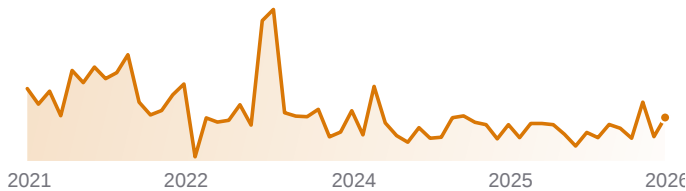
Typical hold before selling

7.8 yrs



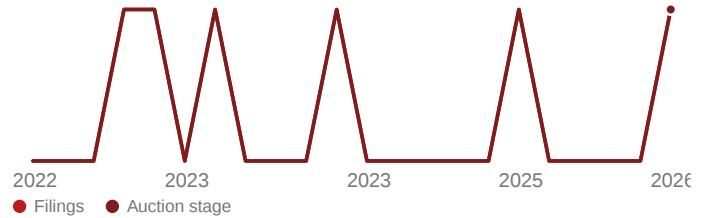
Median annualized return at resale

+9.3%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,259
Median value (AVM)	\$365K
Median size	1,588 ft²
Median bedrooms	3
Median year built	1974
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.4%
Owner occupied	81%
Company owned	5.2%
Median loan-to-value	48%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	9,444
Density	23 / mi²
Median household income	\$72K
Average household income	\$93K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	251
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	7.7%
Unemployment	1.4%
Average temp	49°F
Annual precip	125 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.