

Neilton 98566

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

\$193K

MEDIAN SALE PRICE

-24.3%

1-YR CHANGE

4

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

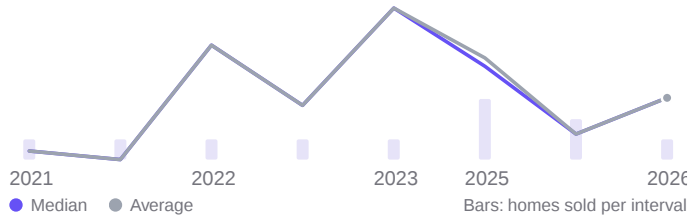
MARKET TRENDS (5 YEARS)

Sale prices

Median \$193K · Average \$193K

Growth (year over year)

Price -24.3% · Sales +100.0%

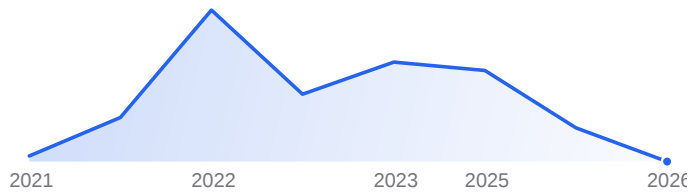


Price per square foot

\$49/ft²

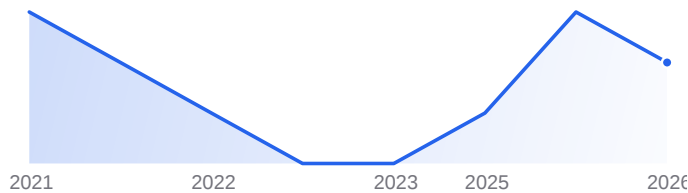
Sale premium vs estimated value

-35.2%



Annual turnover (share of homes sold)

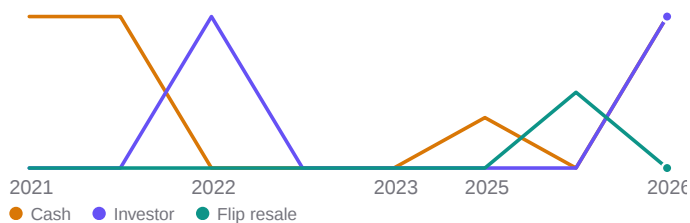
6.1%



BUYERS & OUTCOMES

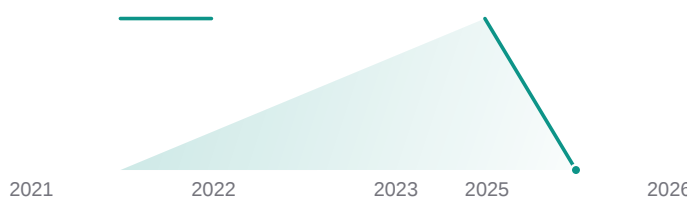
Buyer mix

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



Sellers who sold at a gain

0%

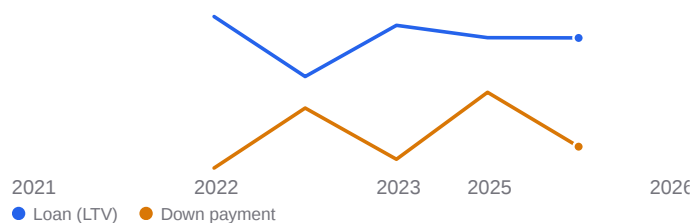


Median annualized return at resale

+13.9%

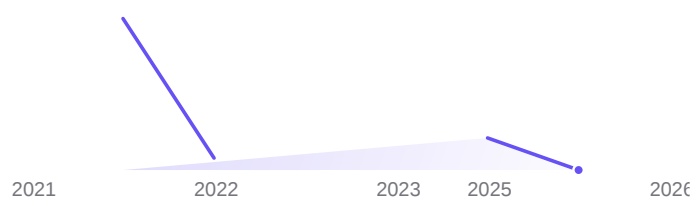


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



Typical hold before selling

0.6 yrs



HOUSING STOCK

Homes	66
Median value (AVM)	\$271K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1972
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0%
Owner occupied	27%
Company owned	4.5%
Median loan-to-value	23%
Typical ownership tenure	7.3 yrs

COMMUNITY

Population	3
Density	3 / mi²
Median household income	\$54K
Average household income	\$67K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	299
Homes occupied	64%
Bachelor's or higher	6%
Poverty rate	15.1%
Unemployment	1.6%
Average temp	48°F
Annual precip	172 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.