

Oakville 98568

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

BUYER'S MARKET

\$247K

MEDIAN SALE PRICE

-33.6%

1-YR CHANGE

19

SALES (12 MO)

\$395K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



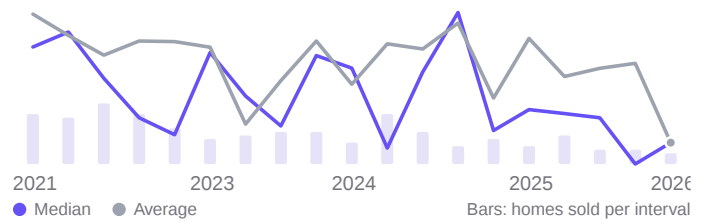
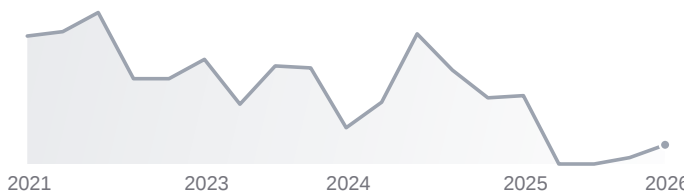
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$247K · Average \$247K

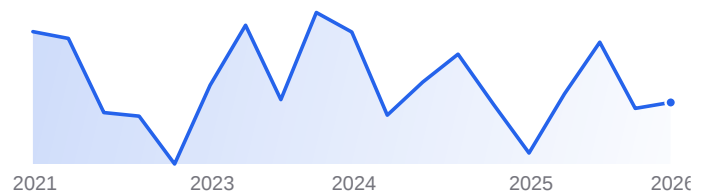
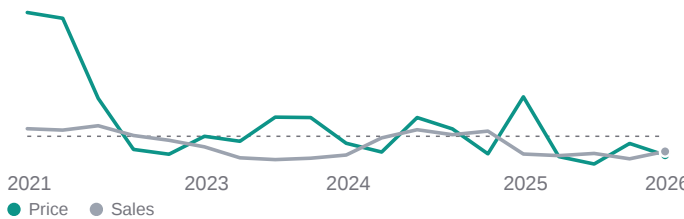


Growth (year over year)

Price -33.6% · Sales -26.9%

Price per square foot

\$209/ft²



Sale premium vs estimated value

+47.1%

Annual turnover (share of homes sold)

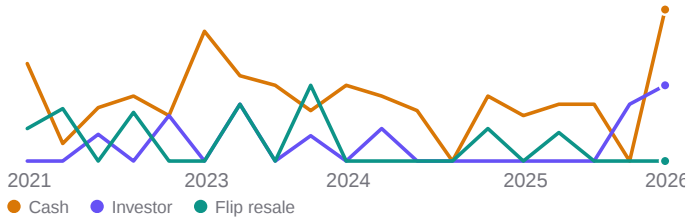
2.0%



BUYERS & OUTCOMES

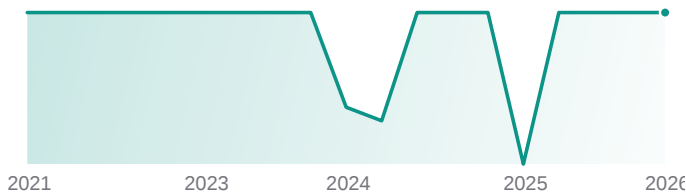
Buyer mix

Cash 67% · Investor 33% · Flip resale 0%



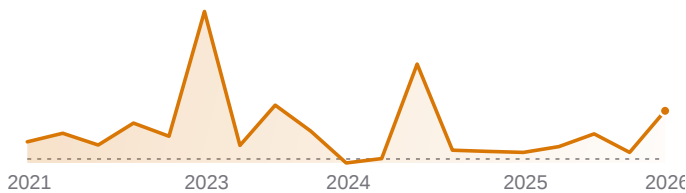
Sellers who sold at a gain

100%

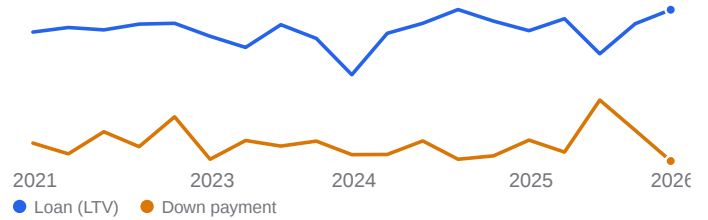


Median annualized return at resale

+26.3%

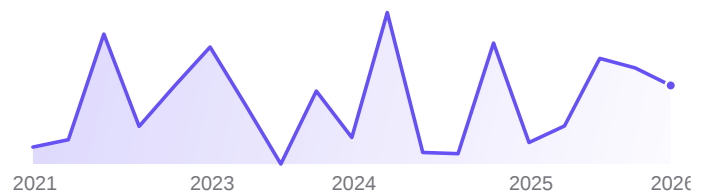


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



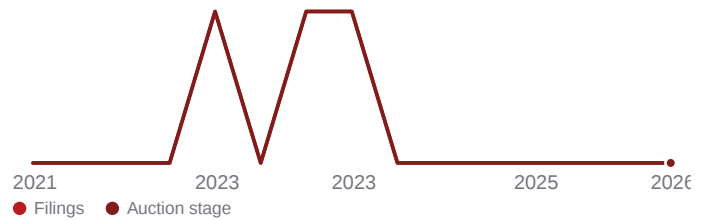
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	927
Median value (AVM)	\$395K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1984
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	2.4%
Owner occupied	72%
Company owned	5.6%
Median loan-to-value	39%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	3,413
Density	21 / mi²
Median household income	\$72K
Average household income	\$82K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	221
Homes occupied	93%
Bachelor's or higher	10%
Poverty rate	13.2%
Unemployment	1.5%
Average temp	50°F
Annual precip	65 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.