

Ocean Shores 98569

ZIP code · WA · Washington > Grays Harbor County > Ocean Shores

BALANCED MARKET

\$320K

MEDIAN SALE PRICE

-7.9%

1-YR CHANGE

449

SALES (12 MO)

\$348K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



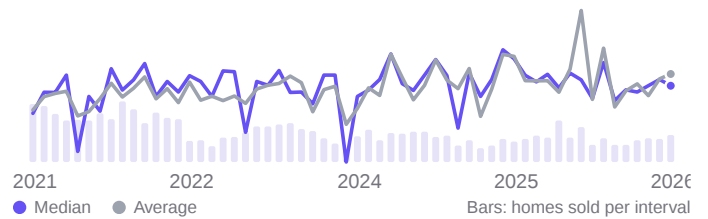
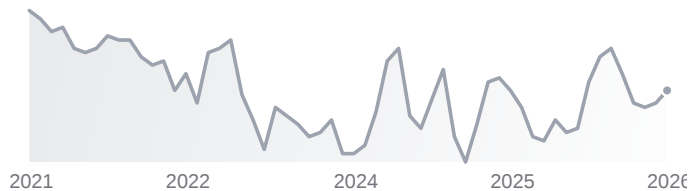
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$315K · Average \$343K

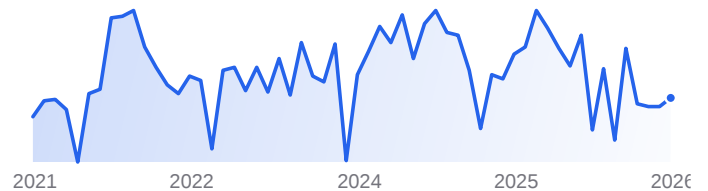
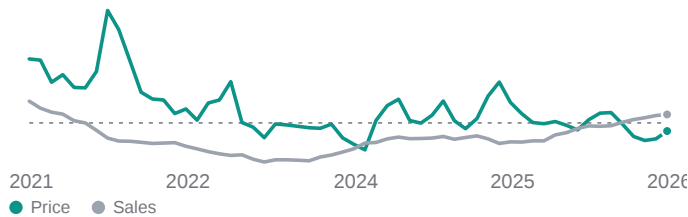


Growth (year over year)

Price -7.9% · Sales +8.2%

Price per square foot

\$263/ft²

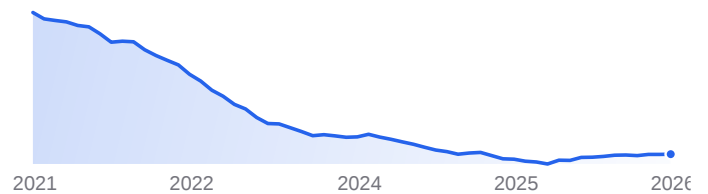


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

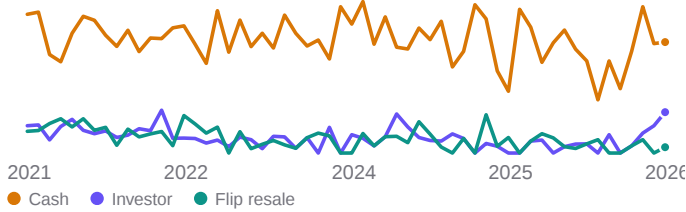
5.2%



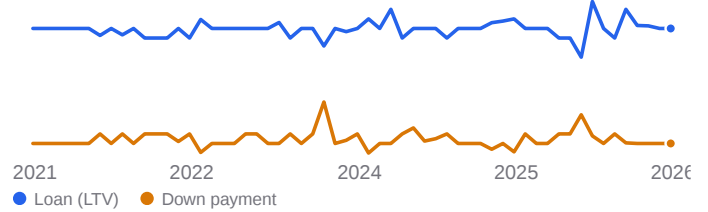
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 17% · Flip resale 2.4%

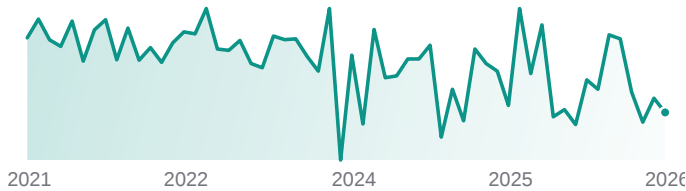


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



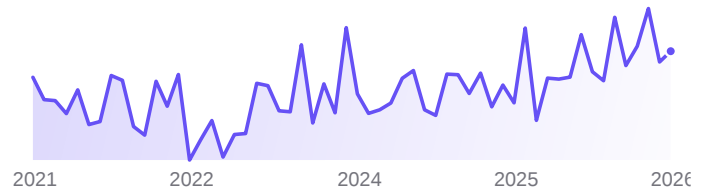
Sellers who sold at a gain

83%



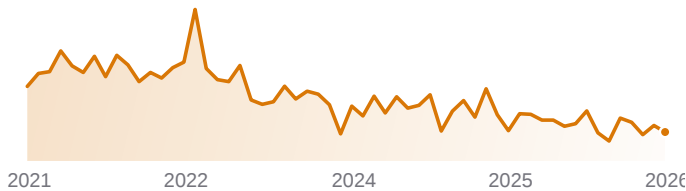
Typical hold before selling

5.9 yrs



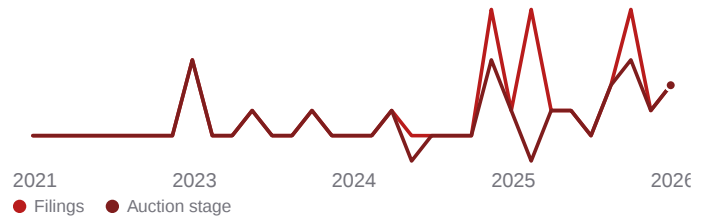
Median annualized return at resale

+5.3%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,641
Median value (AVM)	\$348K
Median size	1,334 ft²
Median bedrooms	3
Median year built	2001
Single family	62%
Condos	7.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.4%
Owner occupied	34%
Company owned	9.5%
Median loan-to-value	42%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	6,363
Density	166 / mi²
Median household income	\$63K
Average household income	\$70K
Crime index (US avg 100)	162
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	322
Homes occupied	63%
Bachelor's or higher	14%
Poverty rate	10.3%
Unemployment	1.0%
Average temp	50°F
Annual precip	81 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.