

Pacific Beach 98571

ZIP code · WA · Washington > Grays Harbor County > Pacific Beach

BUYER'S MARKET

\$720K

MEDIAN SALE PRICE

-27.1%

1-YR CHANGE

46

SALES (12 MO)

\$742K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



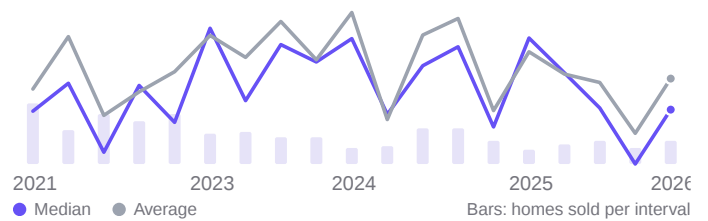
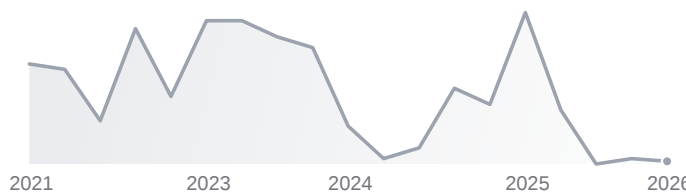
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$685K · Average \$817K

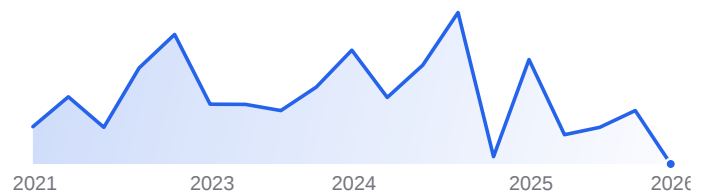
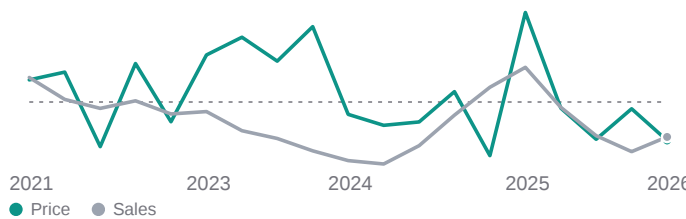


Growth (year over year)

Price -27.1% · Sales -24.6%

Price per square foot

\$488/ft²



Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

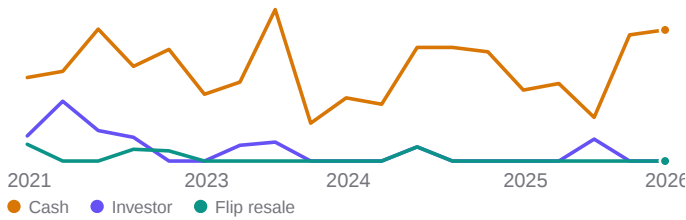
4.6%



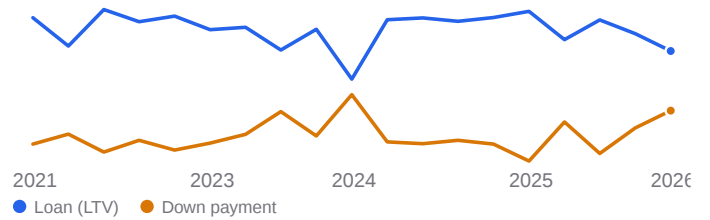
BUYERS & OUTCOMES

Buyer mix

Cash 46% · Investor 0% · Flip resale 0%

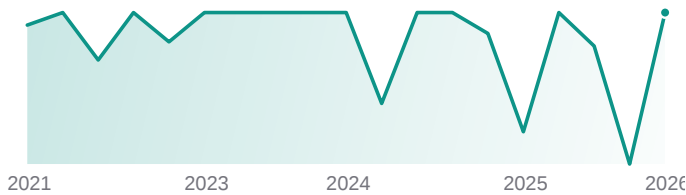


Financing (share of purchase price) Loan (LTV) 63% · Down payment 37%



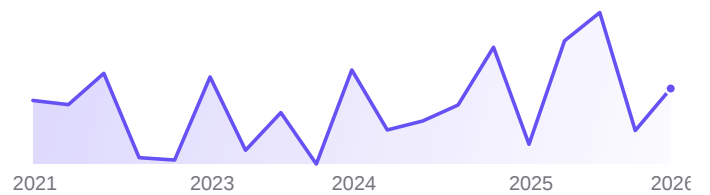
Sellers who sold at a gain

100%



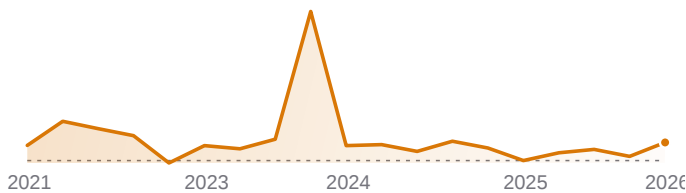
Typical hold before selling

6.1 yrs



Median annualized return at resale

+10.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,008
Median value (AVM)	\$742K
Median size	1,364 ft²
Median bedrooms	3
Median year built	2010
Single family	80%
Condos	1.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	2.8%
Owner occupied	4.9%
Company owned	21%
Median loan-to-value	49%

Typical ownership tenure

6.3 yrs

COMMUNITY

Population	67
Density	142 / mi²
Median household income	\$26K
Average household income	\$31K
Crime index (US avg 100)	180
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	323
Homes occupied	52%
Bachelor's or higher	0%
Poverty rate	1.1%
Unemployment	1.6%
Average temp	49°F
Annual precip	83 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.