

Raymond 98577

ZIP code · WA · Washington > Pacific County > Raymond

BALANCED MARKET

\$195K

MEDIAN SALE PRICE

-33.9%

1-YR CHANGE

102

SALES (12 MO)

\$268K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



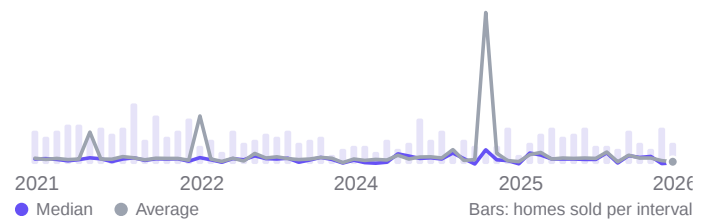
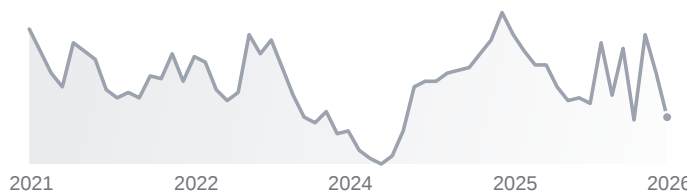
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

40 / 100

Sale prices

Median \$145K · Average \$172K

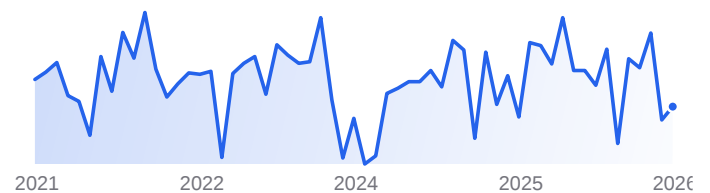
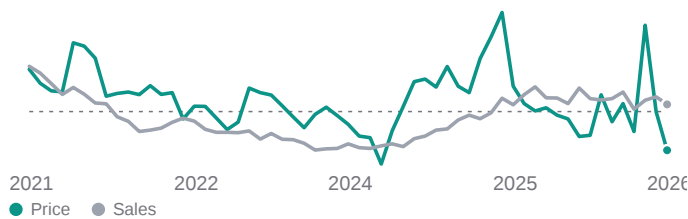


Growth (year over year)

Price -33.9% · Sales +6.3%

Price per square foot

\$130/ft²

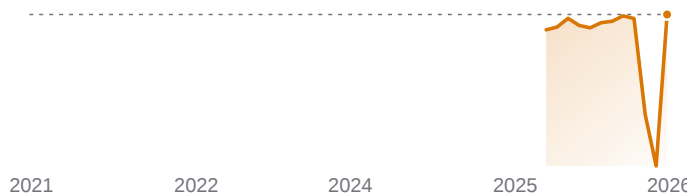


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

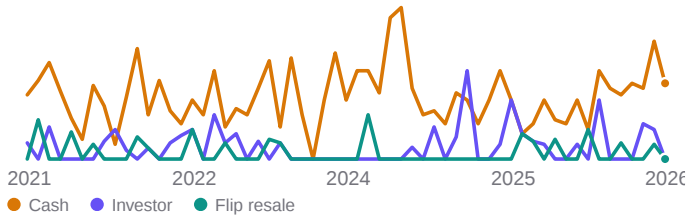
3.8%



BUYERS & OUTCOMES

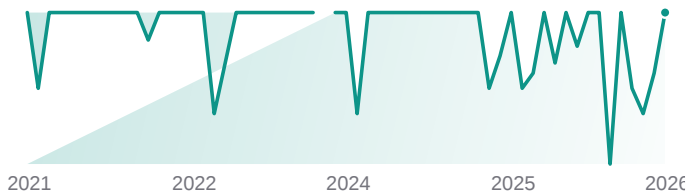
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



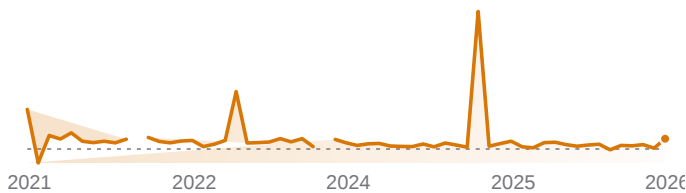
Sellers who sold at a gain

100%

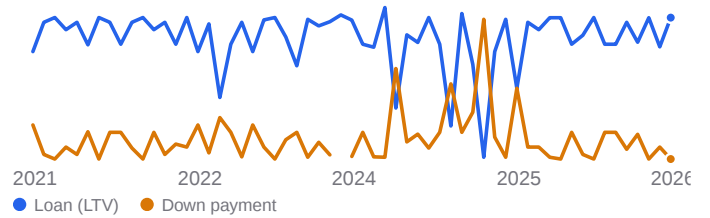


Median annualized return at resale

+22.5%

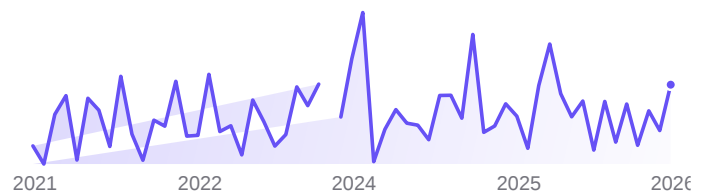


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



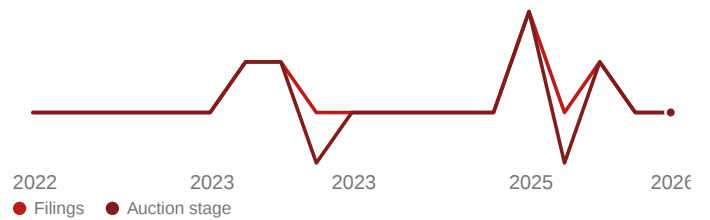
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,694
Median value (AVM)	\$268K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1950
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	2.5%
Owner occupied	51%
Company owned	5.0%
Median loan-to-value	32%
Typical ownership tenure	15.8 yrs

COMMUNITY

Population	6,474
Density	15 / mi ²
Median household income	\$67K
Average household income	\$82K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	263
Homes occupied	91%
Bachelor's or higher	17%
Poverty rate	8.9%
Unemployment	1.7%
Average temp	50°F
Annual precip	96 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.