

South Bend 98586

ZIP code · WA · Washington > Pacific County > South Bend

BALANCED MARKET

\$231K

MEDIAN SALE PRICE

+10.2%

1-YR CHANGE

25

SALES (12 MO)

\$265K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

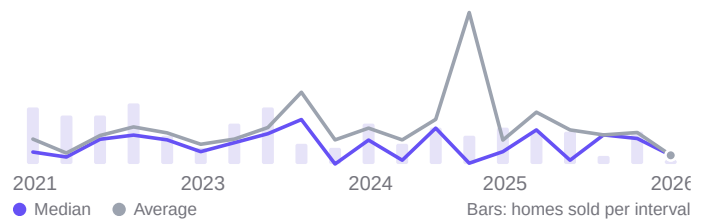
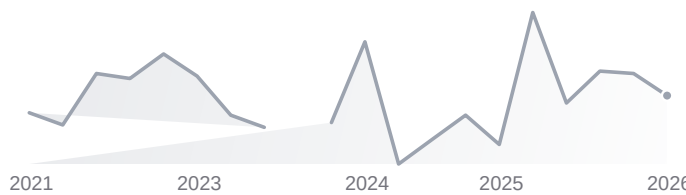
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$159K · Average \$159K

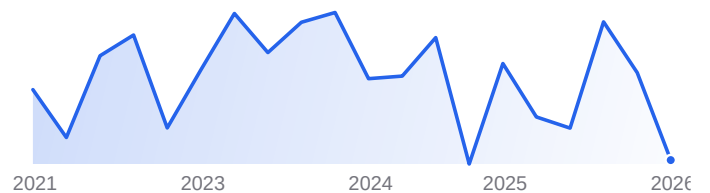
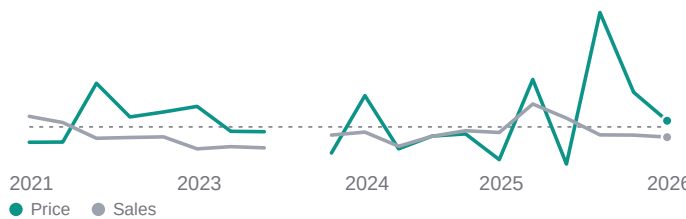


Growth (year over year)

Price +10.2% · Sales -16.7%

Price per square foot

\$72/ft²

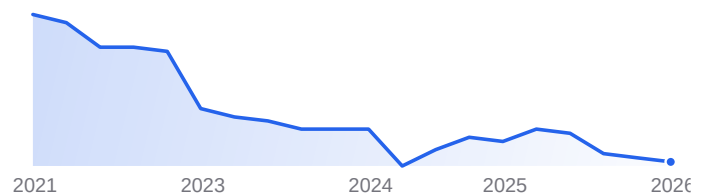


Sale premium vs estimated value

-5.9%

Annual turnover (share of homes sold)

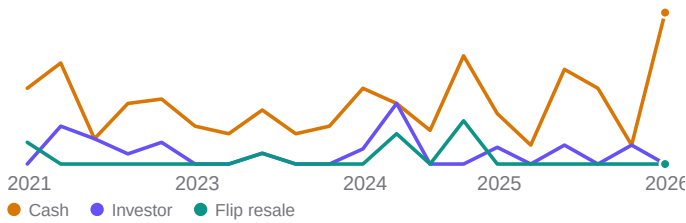
2.9%



BUYERS & OUTCOMES

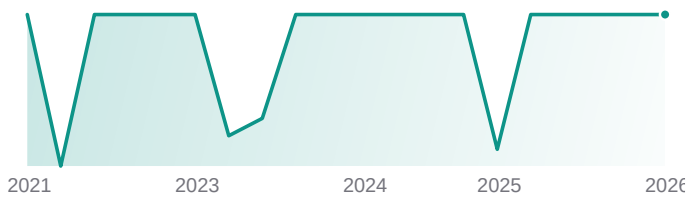
Buyer mix

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



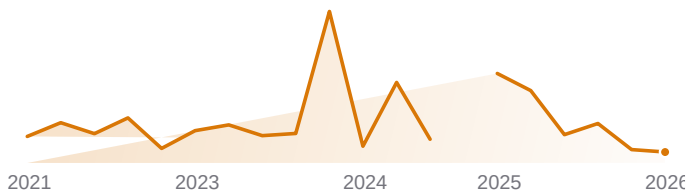
Sellers who sold at a gain

100%

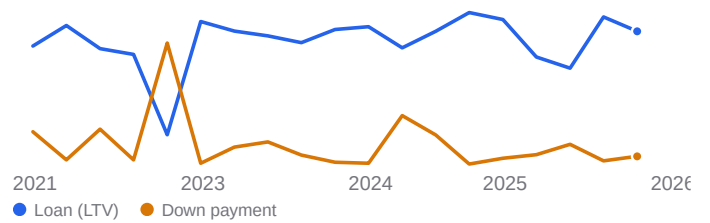


Median annualized return at resale

+4.9%

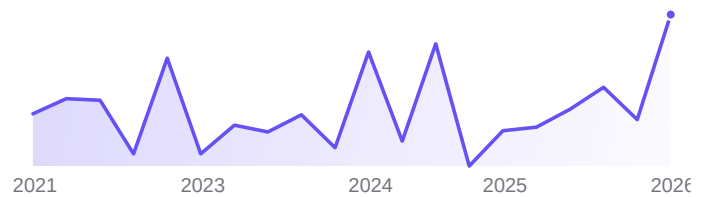


Financing (share of purchase price) Loan (LTV) 87% · Down payment 6.3%



Typical hold before selling

14.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	864
Median value (AVM)	\$265K
Median size	1,611 ft²
Median bedrooms	3
Median year built	1969
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.7%
Owner occupied	18%
Company owned	9.8%
Median loan-to-value	30%
Typical ownership tenure	14.5 yrs

COMMUNITY

Population	3,256
Density	17 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	294
Homes occupied	83%
Bachelor's or higher	14%
Poverty rate	12.5%
Unemployment	1.8%
Average temp	50°F
Annual precip	98 in
Sunshine	33%

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