

Tahuya 98588

ZIP code · WA · Washington · Mason County

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

49

SALES (12 MO)

\$413K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



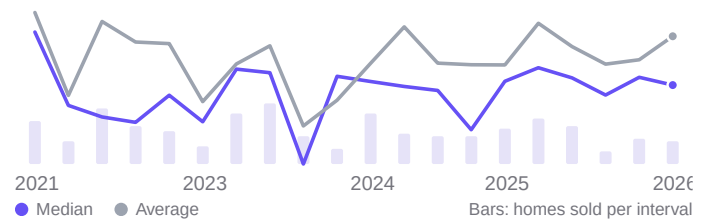
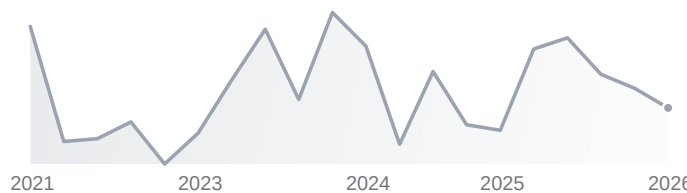
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$317K · Average \$418K

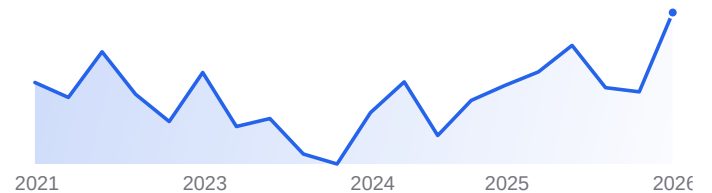
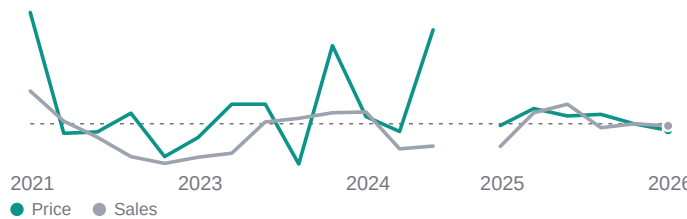


Growth (year over year)

Price -6.2% · Sales -2.0%

Price per square foot

\$521/ft²

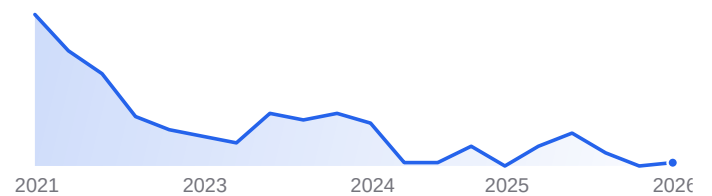


Sale premium vs estimated value

-0.9%

Annual turnover (share of homes sold)

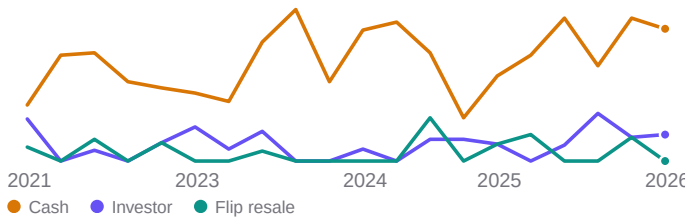
2.8%



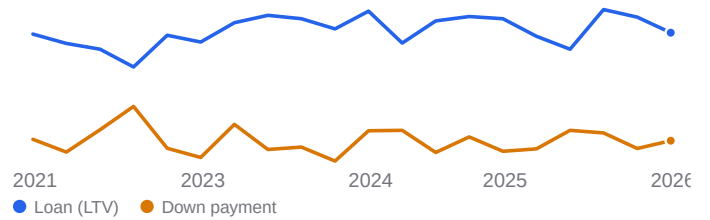
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 11% · Flip resale 0%

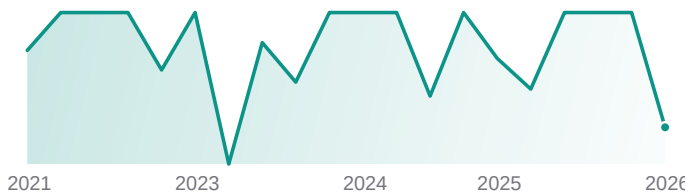


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



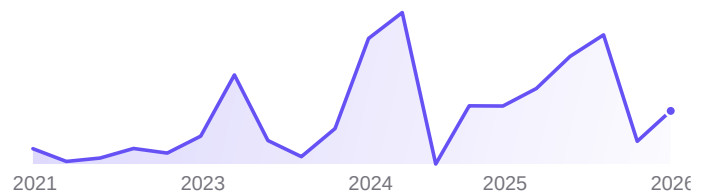
Sellers who sold at a gain

75%



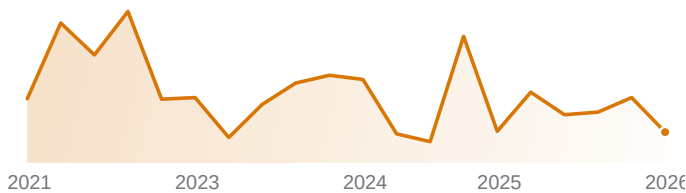
Typical hold before selling

6.4 yrs



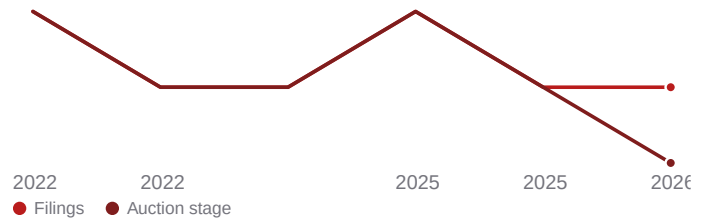
Median annualized return at resale

+5.1%



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	1,744
Median value (AVM)	\$413K
Median size	1,152 ft²
Median bedrooms	2
Median year built	1988
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	2.3%
Owner occupied	41%
Company owned	8.8%
Median loan-to-value	19%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,940
Density	39 / mi²
Median household income	\$86K
Average household income	\$99K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	102
Earthquake index (US avg 100)	255
Homes occupied	63%
Bachelor's or higher	10%
Poverty rate	14.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	80 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.