

Westport 98595

ZIP code · WA · Washington > Grays Harbor County > Westport

BALANCED MARKET

\$263K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

80

SALES (12 MO)

\$319K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



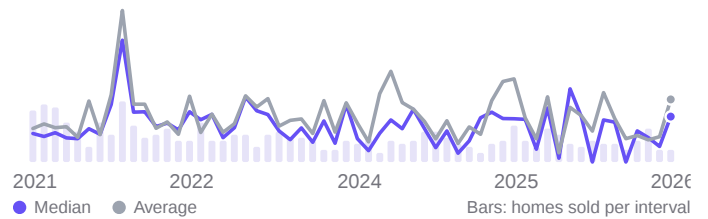
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$340K · Average \$418K

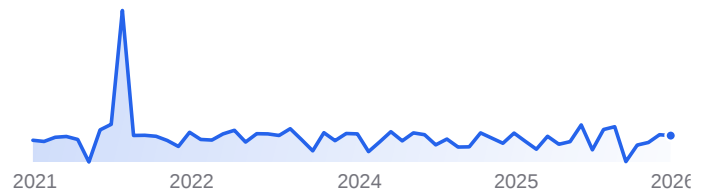
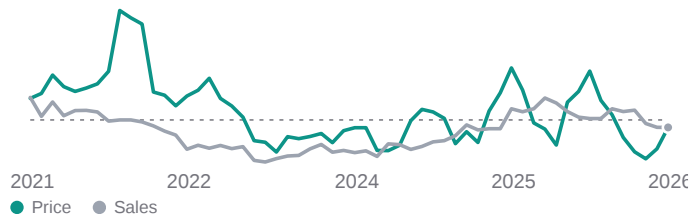


Growth (year over year)

Price -7.1% · Sales -7.0%

Price per square foot

\$271/ft²

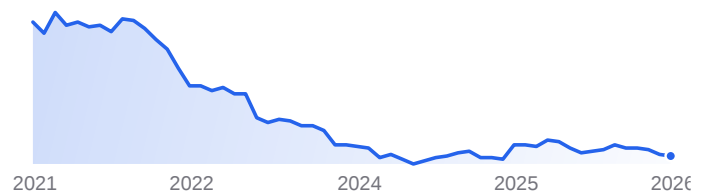


Sale premium vs estimated value

+0.4%

Annual turnover (share of homes sold)

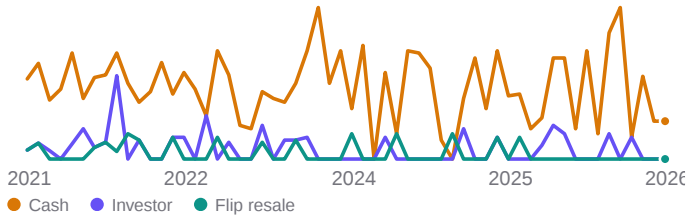
4.0%



BUYERS & OUTCOMES

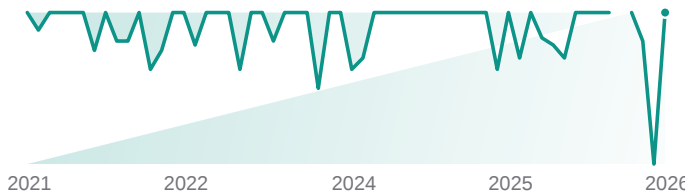
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



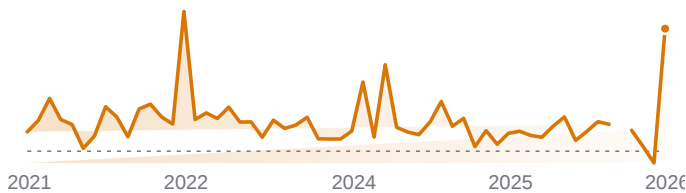
Sellers who sold at a gain

100%

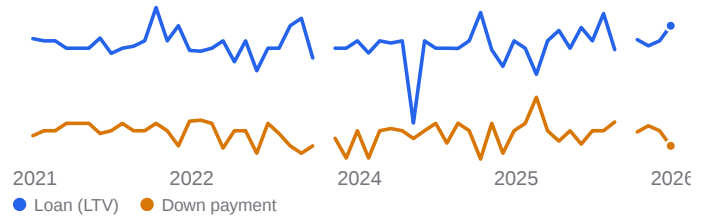


Median annualized return at resale

+50.3%

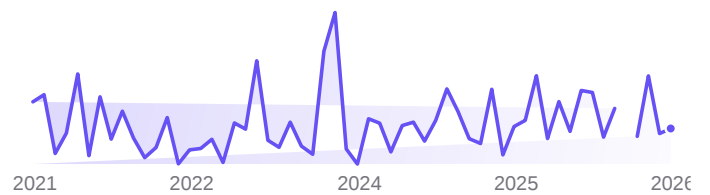


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



Typical hold before selling

5.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,009
Median value (AVM)	\$319K
Median size	1,184 ft²
Median bedrooms	2
Median year built	1979
Single family	60%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.6%
Owner occupied	17%
Company owned	9.9%
Median loan-to-value	32%

Typical ownership tenure

8.2 yrs

COMMUNITY

Population	2,590
Density	205 / mi²
Median household income	\$67K
Average household income	\$74K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	320
Homes occupied	70%
Bachelor's or higher	17%
Poverty rate	16.2%
Unemployment	1.6%
Average temp	50°F
Annual precip	75 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.