

Ilwaco 98624

ZIP code · WA · Washington > Pacific County > Ilwaco

BALANCED MARKET

\$922K

MEDIAN SALE PRICE

+171.7%

1-YR CHANGE

14

SALES (12 MO)

\$399K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



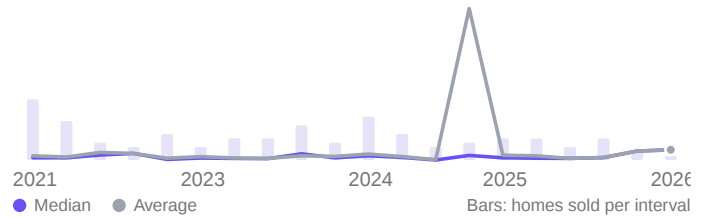
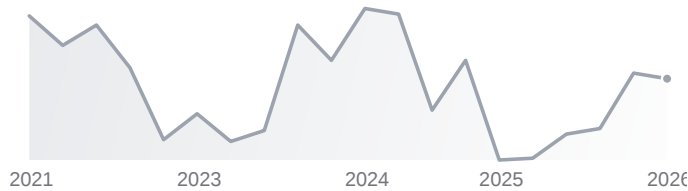
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

55 / 100

Sale prices

Median \$990K · Average \$990K

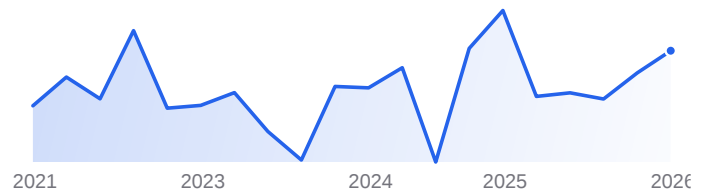
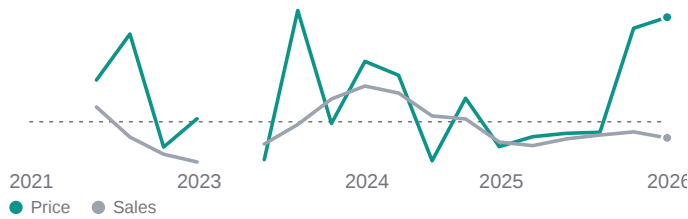


Growth (year over year)

Price +171.7% · Sales -26.3%

Price per square foot

\$299/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

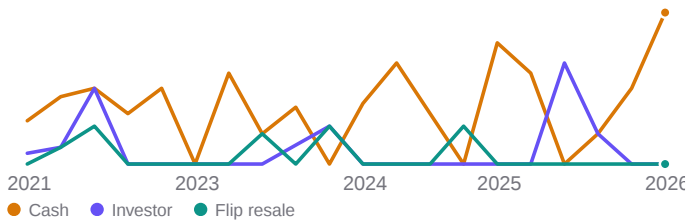
2.5%



BUYERS & OUTCOMES

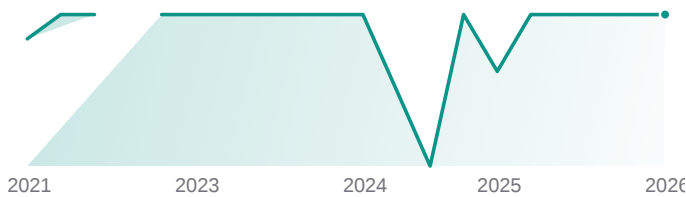
Buyer mix

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



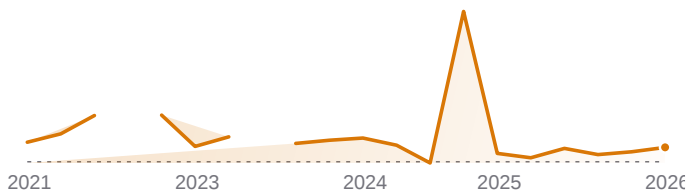
Sellers who sold at a gain

100%

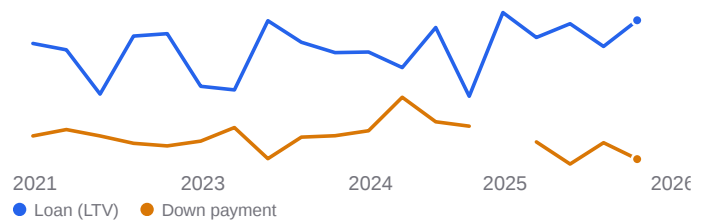


Median annualized return at resale

+8.6%

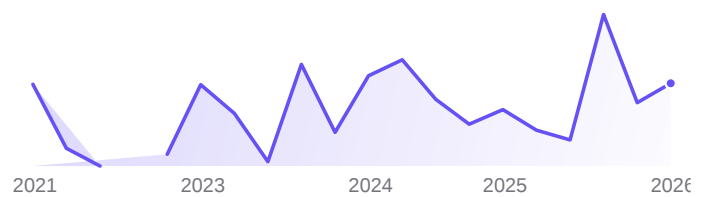


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



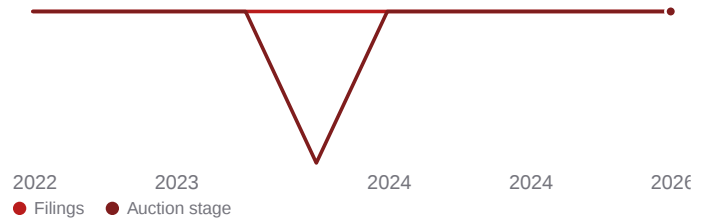
Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	562
Median value (AVM)	\$399K
Median size	1,749 ft²
Median bedrooms	3
Median year built	1977
Single family	82%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	18%
Company owned	15%
Median loan-to-value	34%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	1,385
Density	45 / mi ²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	312
Homes occupied	74%
Bachelor's or higher	25%
Poverty rate	13.7%
Unemployment	1.6%
Average temp	50°F
Annual precip	83 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.