

Long Beach 98631

ZIP code · WA · Washington > Pacific County > Long Beach

SELLER'S MARKET

\$436K

MEDIAN SALE PRICE

+13.5%

1-YR CHANGE

123

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100

Buyer's market

Balanced

Seller's market

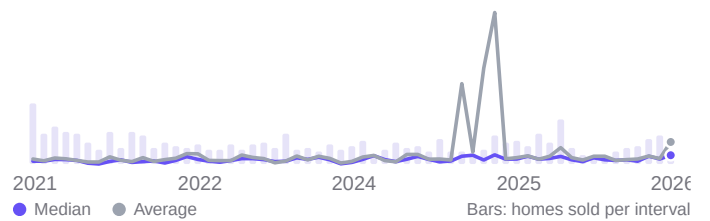
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

65 / 100

Sale prices

Median \$499K · Average \$1M

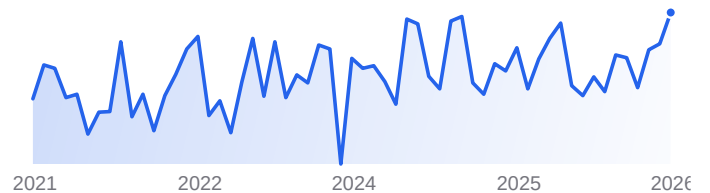
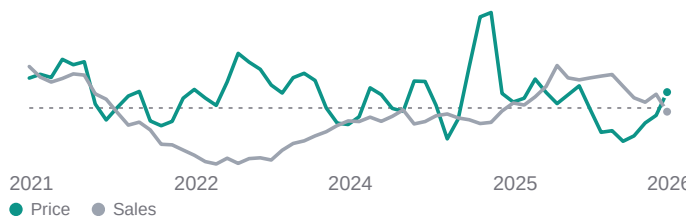


Growth (year over year)

Price +13.5% · Sales -3.1%

Price per square foot

\$366/ft²

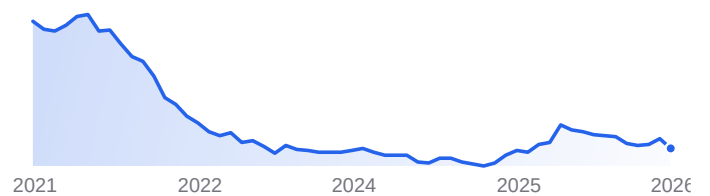
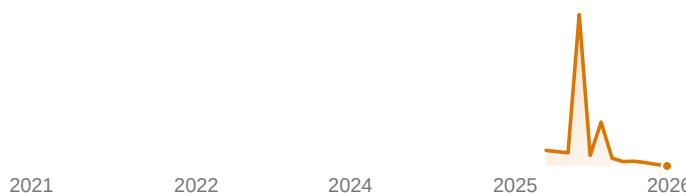


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

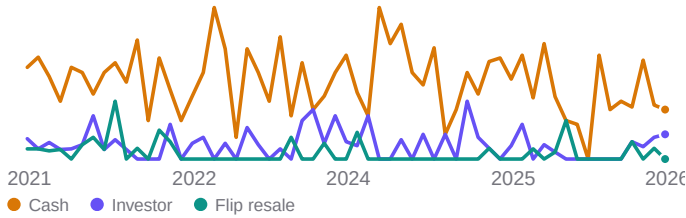
4.1%



BUYERS & OUTCOMES

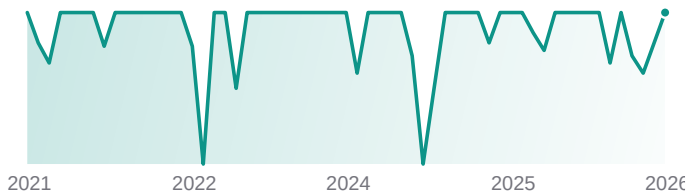
Buyer mix

Cash 29% · Investor 14% · Flip resale 0%



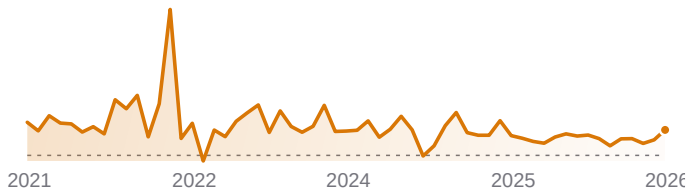
Sellers who sold at a gain

100%

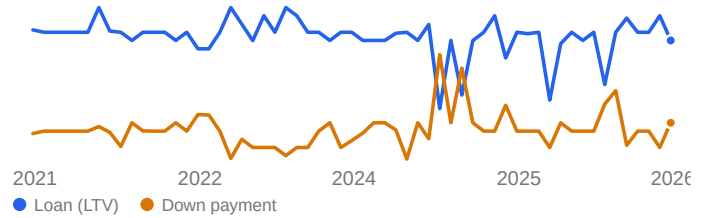


Median annualized return at resale

+11.8%

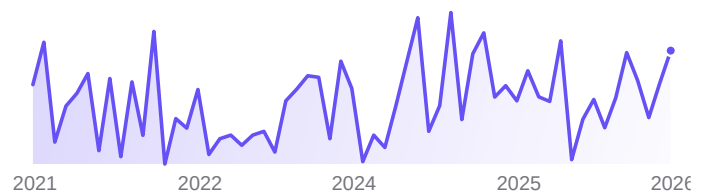


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,991
Median value (AVM)	\$355K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1980
Single family	66%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.3%
Owner occupied	23%
Company owned	15%
Median loan-to-value	29%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	5,400
Density	180 / mi²
Median household income	\$58K
Average household income	\$73K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	310
Homes occupied	64%
Bachelor's or higher	24%
Poverty rate	12.5%
Unemployment	1.3%
Average temp	50°F
Annual precip	82 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.