

Ocean Park 98640

ZIP code · WA · Washington > Pacific County > Ocean Park

SELLER'S MARKET

\$320K

MEDIAN SALE PRICE

+8.6%

1-YR CHANGE

246

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100



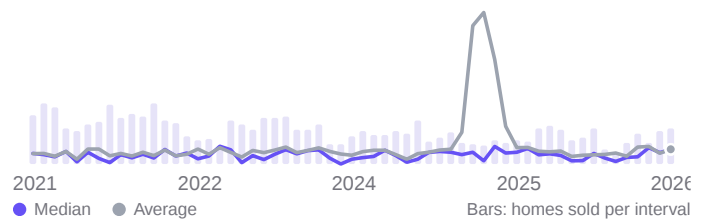
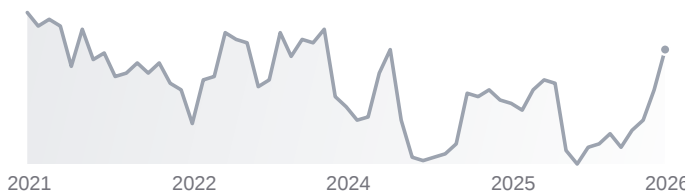
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$325K · Average \$329K

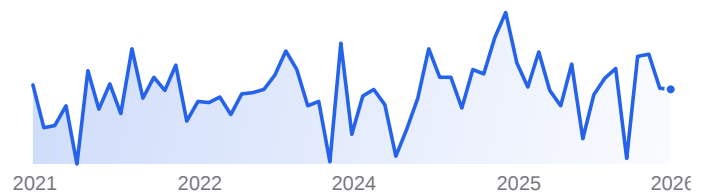
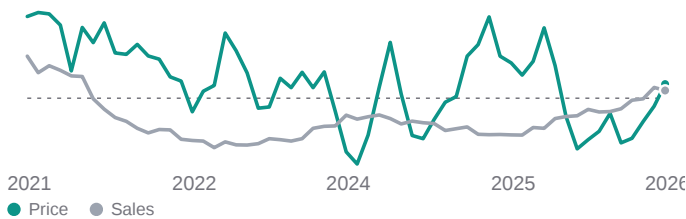


Growth (year over year)

Price +8.6% · Sales +4.7%

Price per square foot

\$255/ft²

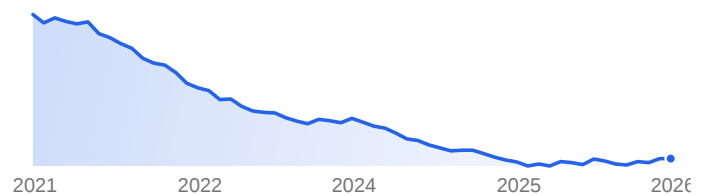


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

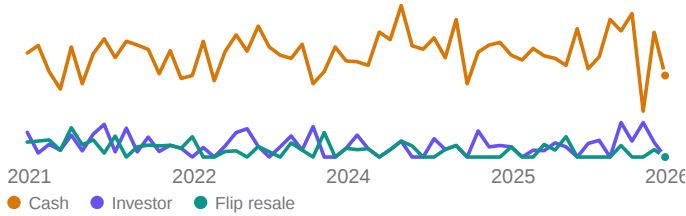
3.9%



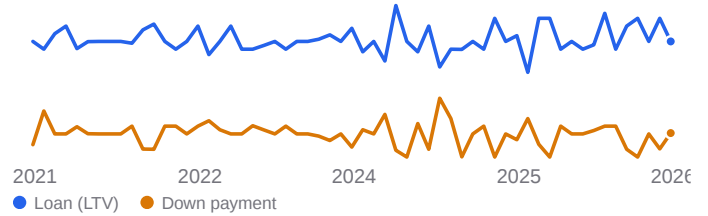
BUYERS & OUTCOMES

Buyer mix

Cash 44% · Investor 0% · Flip resale 0%

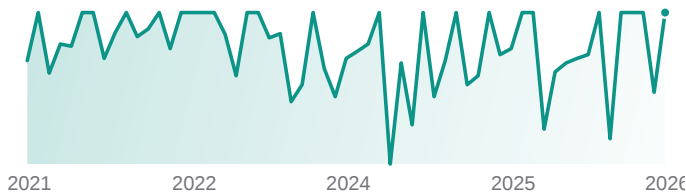


Financing (share of purchase price) Loan (LTV) 80% · Down payment 21%



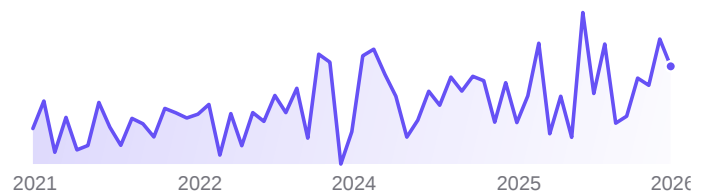
Sellers who sold at a gain

100%



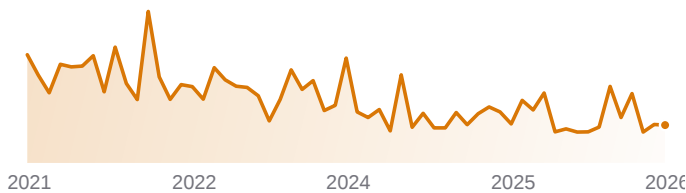
Typical hold before selling

6.6 yrs



Median annualized return at resale

+8.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,263
Median value (AVM)	\$352K
Median size	1,214 ft²
Median bedrooms	2
Median year built	1986
Single family	54%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.8%
Owner occupied	20%
Company owned	12%
Median loan-to-value	24%

Typical ownership tenure

10.1 yrs

COMMUNITY

Population	3,400
Density	99 / mi²
Median household income	\$59K
Average household income	\$76K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	311
Homes occupied	54%
Bachelor's or higher	21%
Poverty rate	8.5%
Unemployment	1.1%
Average temp	50°F
Annual precip	75 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.