

Seaview 98644

ZIP code · WA · Washington > Pacific County

SELLER'S MARKET

\$394K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

31

SALES (12 MO)

\$352K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100



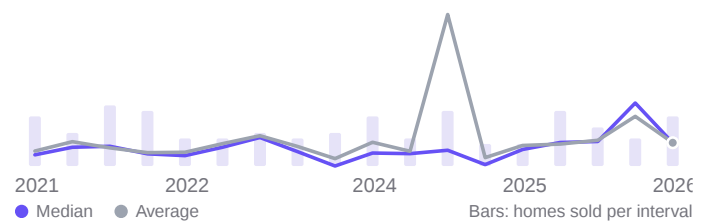
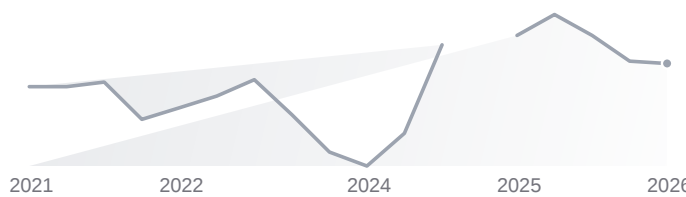
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$394K · Average \$394K

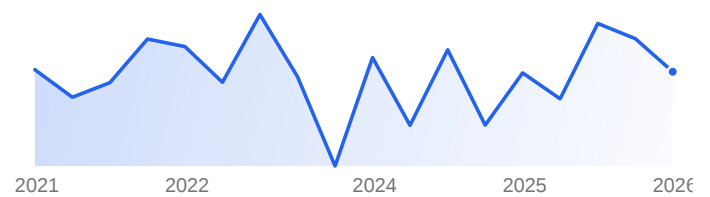
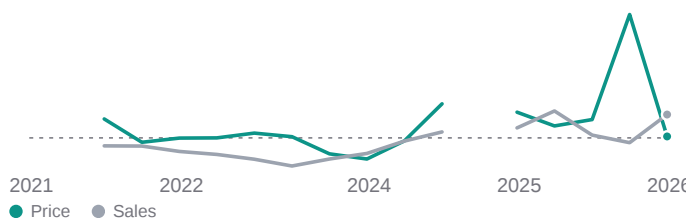


Growth (year over year)

Price +2.2% · Sales +34.8%

Price per square foot

\$262/ft²

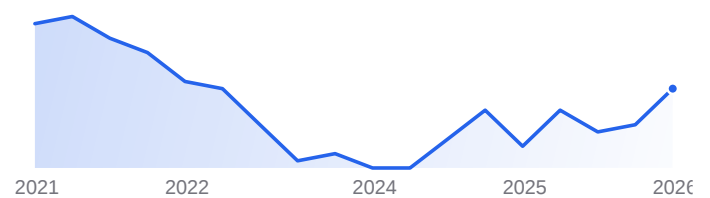


Sale premium vs estimated value

+0.3%

Annual turnover (share of homes sold)

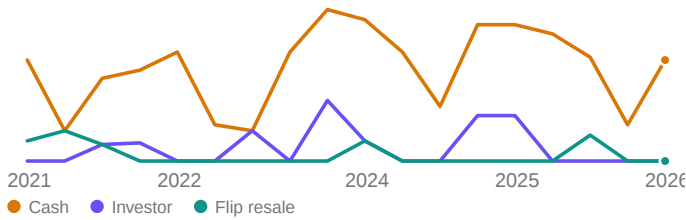
5.7%



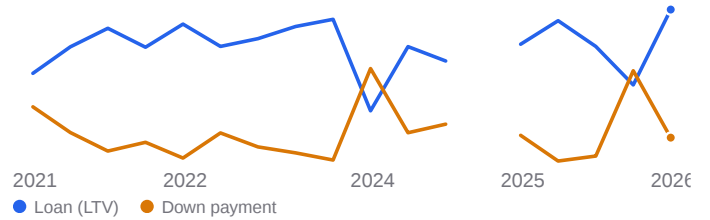
BUYERS & OUTCOMES

Buyer mix

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

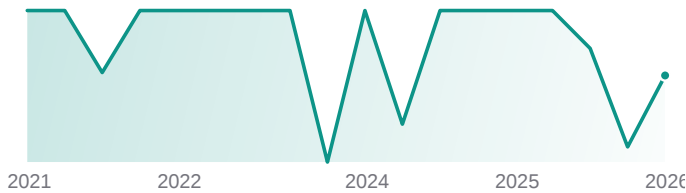


Financing (share of purchase price) Loan (LTV) 103% · Down payment 18%



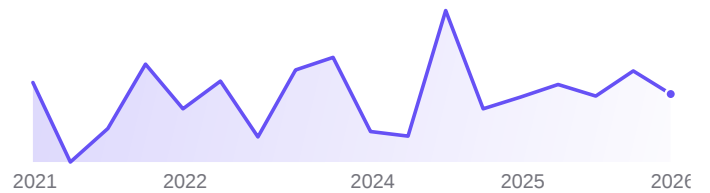
Sellers who sold at a gain

71%



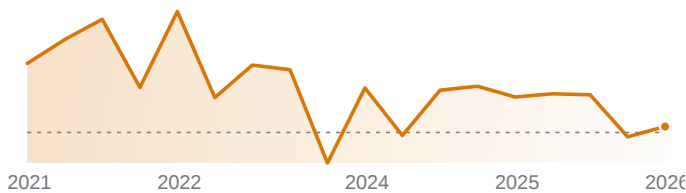
Typical hold before selling

4.6 yrs



Median annualized return at resale

+1.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	542
Median value (AVM)	\$352K
Median size	1,323 ft²
Median bedrooms	2
Median year built	1950
Single family	78%
Condos	8.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.7%
Owner occupied	10.0%
Company owned	19%
Median loan-to-value	27%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	482
Density	132 / mi²
Median household income	\$50K
Average household income	\$73K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	312
Homes occupied	63%
Bachelor's or higher	29%
Poverty rate	14.0%
Unemployment	1.5%
Average temp	50°F
Annual precip	76 in
Sunshine	33%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.