

# Welcome To Port Townsend

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ONE OF THE COOLEST SMALL TOWNS IN AMERICA!

## Relocation Guide



# Relocation Guide

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Courtesy of Ginny Erickson  
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## About Port Townsend

If you are thinking of relocating to Port Townsend, WA. Congratulations! You've made a great choice. Sunset Magazine calls it the "*Paris of the Pacific Northwest.*" Charming is an understatement! History, beauty, culture, recreation...

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**PORT TOWNSEND HAS IT ALL!**



# More about PT



## SURROUNDED BY WATER

Port Townsend is located on the Northeastern tip of the Olympic Peninsula. It is only 2 to 2.5 hours from Seattle. Think of it as the casual, comfortable, relaxed small town, across the water from the big city.



## NATURAL BEAUTY

Everywhere you look you'll see both natural beauty and historic charm. National Geographic considers it one of the most historically authentic places in the world!



## HISTORIC CHARM

It's one of the best places to live in Washington state and one of the coolest small towns in the U.S. If you are planning to retire in Washington, Port Townsend should be on your "must-see" list.





# Population

According to the most recent U.S. Census estimates, the population of Port Townsend is approximately **10,600 residents**. The community continues to experience **steady, moderate growth**, increasing at **just under 1% per year**.

This measured pace of growth helps preserve Port Townsend's small-town character while supporting a healthy local economy and strong community services.

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Sources; U.S. Census Bureau (American Community Survey); Washington State Office of Financial Management

Data current as of 2024 - 2025

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# Port Townsend demographics



## AGE

So many people choose to retire here, it's no surprise that we have an older population. The median age in Port Townsend is 56, which is older than the national median age of 38.1.



## EDUCATION

It is a well-educated community. 98% have at least a high school diploma and the majority have college degrees.



## POLITICS

Even though many older populations tend to lean conservative, Port Townsend is politically liberal with more democratic voters than the nation as a whole.

The people of Port Townsend are a welcoming group with a variety of diverse interests. The city is known for its appreciation of the arts, sustainable living, and outdoor recreation.



# Port Townsend demographics



<b>WHITE</b>	<b>OTHER RACE</b>	<b>TWO OR MORE RACES</b>	<b>ASIAN</b>	<b>NATIVE AMERICAN</b>	<b>BLACK OR AFRICAN AMERICAN</b>	<b>NATIVE HAWAIIAN OR PACIFIC ISLANDER</b>
<b>93.11%</b>	<b>1.64%</b>	<b>1.63%</b>	<b>1.56%</b>	<b>1.11%</b>	<b>.94%</b>	<b>.02%</b>

Sources: <https://worldpopulationreview.com/us-cities/port-townsend-wa-population>; U.S. Census Bureau QuickFacts: Port Townsend city, Washington





# Culture

Low in population and high in cultural interests, Port Townsend offers something for everyone. It's a popular tourist destination, with many visitors coming to enjoy its unique shops, galleries, and restaurants. There is a thriving music scene, with local bands and events.

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**IT'S A SMALL TOWN WITH A BIG HEART AND  
A WHOLE LOT TO FEED THE SOUL.**



# Culture



## ART & MUSIC

Indulge your senses. Tour the art galleries. Watch live performances. Take an art class or a dance class. Whatever your interest, Port Townsend offers something to inspire!



## FESTIVALS & EVENTS

Enjoy many annual events including: the Wooden Boat Festival, the Kinetic Sculpture Race, the Rhody Festival, the Film Festival, the Jazz and Blues Festival. There's even a THING festival.



## HISTORIC CHARM

When Port Townsend was founded, the vision was for it to become the New York of the west. The city itself is a National Historic Landmark and many of the homes here have historical significance.



## SHOPPING & DINING

No big box stores or chain restaurants here. This is the place to find hand crafted furniture, jewelry and unique gifts. Farm to table is taken seriously. USA today calls PT one of *The Best Small Town Food Scenes* in the country.





# The Weather



Port Townsend enjoys a mild, temperate climate year-round. Temperatures typically range from the mid-30s to low-80s, with cool summers and moderate winters. Because Port Townsend sits within the Olympic Rain Shadow, the area receives significantly less rainfall than much of Western Washington, averaging approximately 19–21 inches annually. Snowfall is infrequent and typically melts quickly. Summers are especially beautiful, with plenty of sunshine and daytime temperatures commonly in the 70s. Source: NOAA Climate Normals; U.S. Climate Data

Data current as of 2024 - 2025

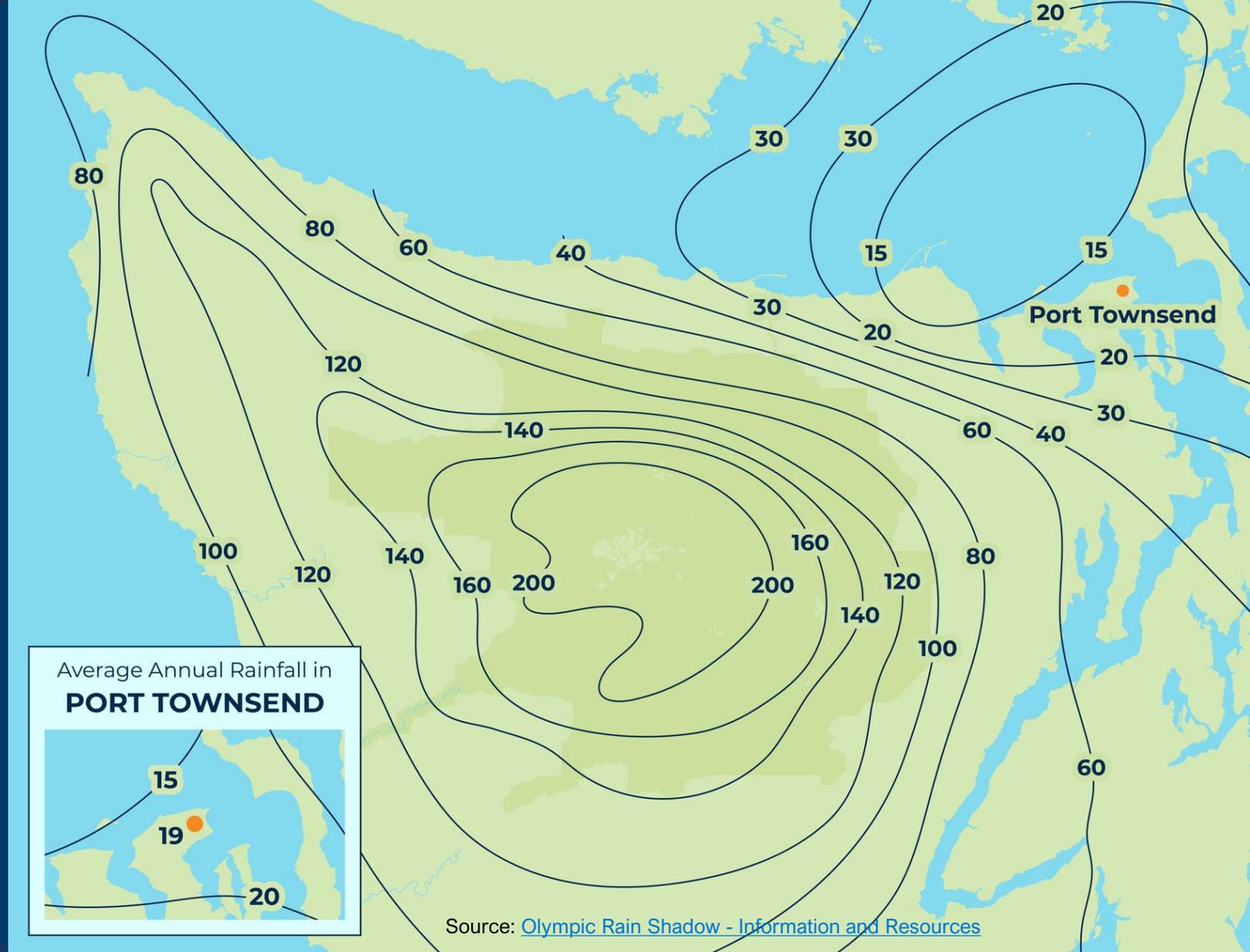
Courtesy of Ginny Erickson Windermere Port Townsend  
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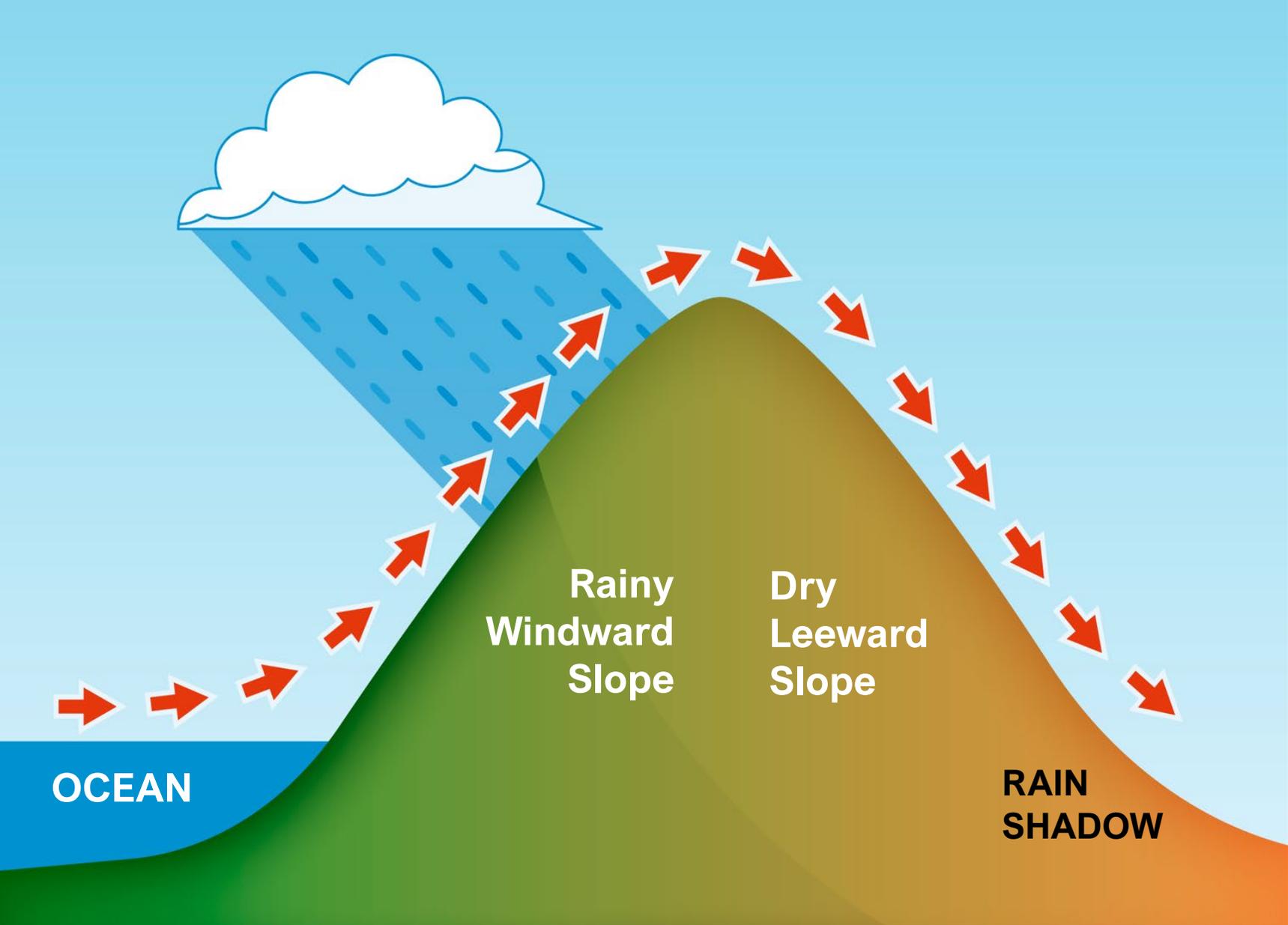
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# The rain shadow

Port Townsend is located in the driest portion of The Olympic Peninsula Rain Shadow. A rain shadow is an area of reduced precipitation on the lee side of a mountain range. As a result, Port Townsend receives significantly less rain than other nearby areas.



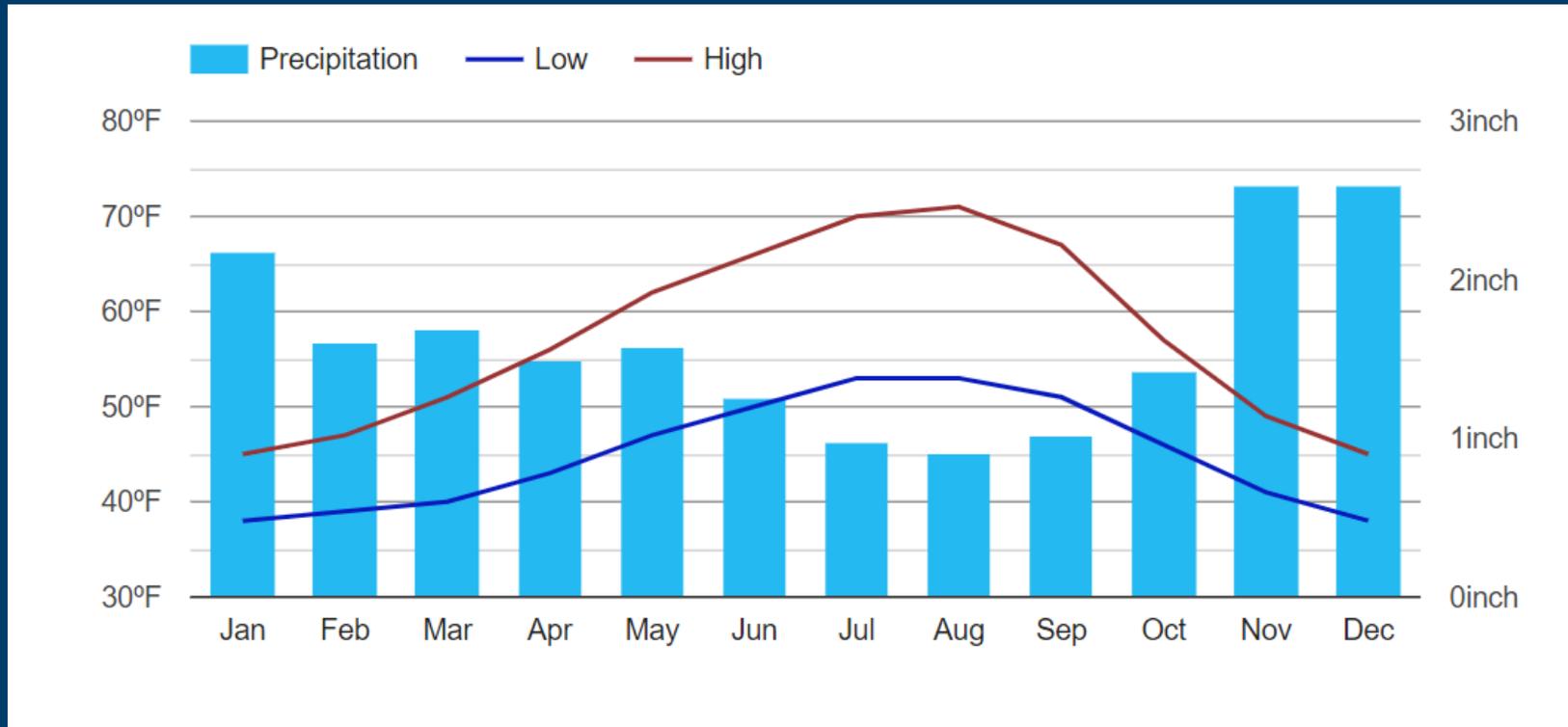


# How it works

When storms come in off the Pacific Ocean, their clouds are forced up the west slopes of the Olympic Mountains. As the air rises it cools, causing moisture to condense and fall as precipitation. The result is that the air in the rain shadow is drier and warmer.



# Port Townsend Climate Graph



Source: National Oceanic and Atmospheric Administration (NOAA)

Data current as of 2024 - 2025

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Outdoor Recreation

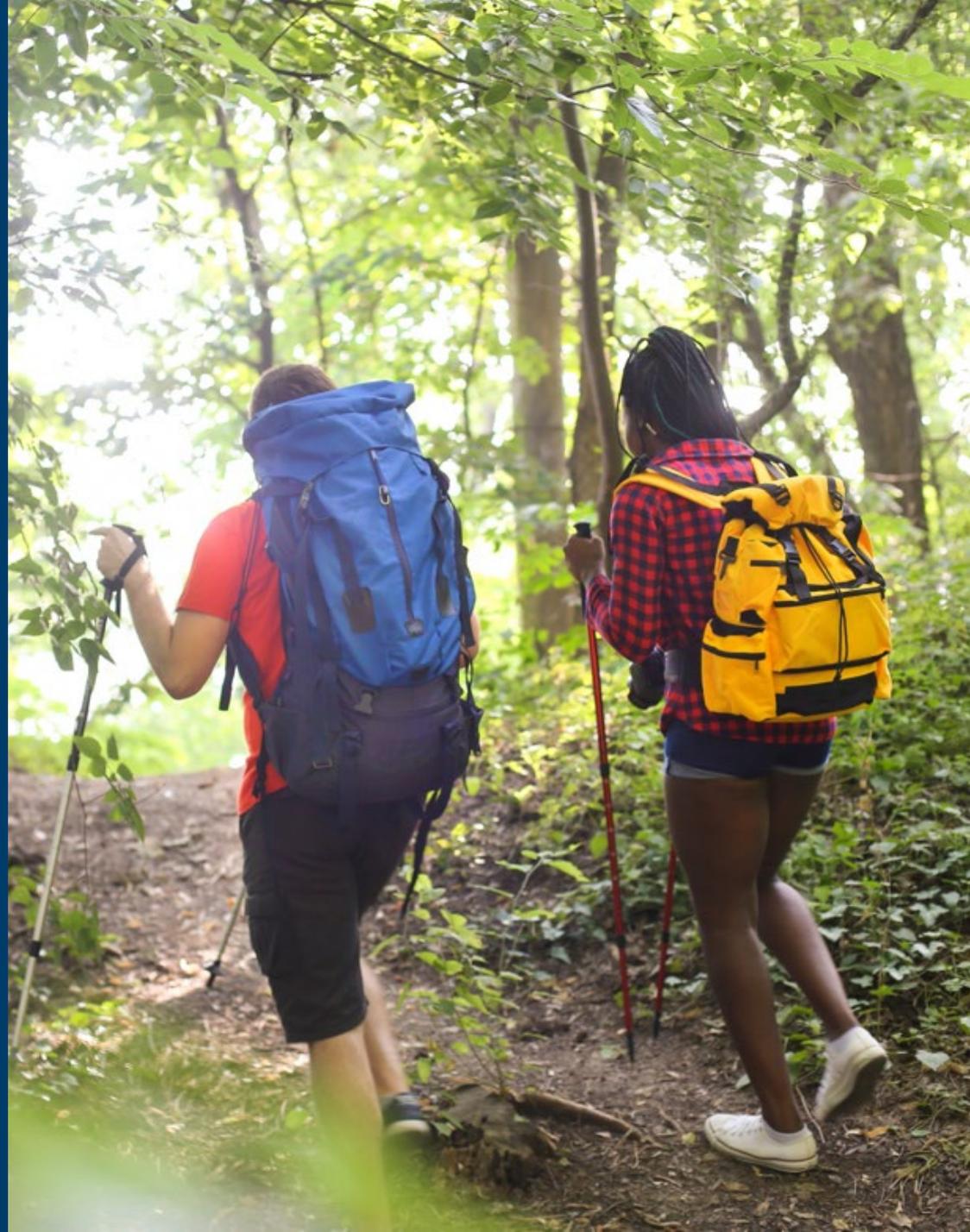


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Port Townsend is a popular destination for outdoor recreation. With its breathtaking scenery, numerous trails, and diverse wildlife, it's the perfect place to live if you plan to explore the great outdoors.



Popular activities include hiking, biking, kayaking, fishing, surfing, and camping. There are also many parks and beaches to enjoy, as well as maritime activities like sailing and whale watching. Whether you are looking for a relaxing day at the beach or an adventure in the wilderness, Port Townsend has something for everyone.





Cost-of-Living

Port Townsend is a highly desirable place to live. As a result, the cost-of-living is higher than the national average but lower than many major metros.



Housing is the largest contributor to overall cost of living. **Median home prices** generally in the **mid-\$700,000 range**, depending on inventory and seasonality.

The **median household income** in Port Townsend is approximately **\$75,000**.

Sources: U.S. Census Bureau; NWMLS Market Data. Data current as of 2024 – 2025



# Taxes



## NO STATE INCOME TAX

There's no state income tax in Washington. So, if you work here your take home pay will be higher, providing more income for the basic cost-of-living purchases.



## PROPERTY TAX

Property taxes vary depending on the assessed value of your home. In 2023 property in Port Townsend is being taxed at a rate of \$8.50 per thousand of assessed value.



## SALES TAX

The 9.1% sales tax rate in Port Townsend consists of 6.5% Washington state sales tax and 2.6% Jefferson County sales tax. There is no applicable city tax or special tax.



# Cost-of-living comparison - Seattle

Cost of Living Indexes	Seattle, WA	Port Townsend, WA	Difference
<b>Overall Index:</b> Homeowner, No Childcare, Taxes Not Considered	168	112	33% lower
<b>Food &amp; Groceries</b>	109	103	6% lower
<b>Housing</b> (Homeowner)	310	175	44% lower
<b>Median Home Cost</b>	\$885,000	\$740,000	16% lower
<b>Utilities</b>	69	66	4% lower
<b>Transportation</b>	138	86	38% lower
<b>Healthcare</b>	89	91	2% higher
<b>Miscellaneous</b>	121	103	15% lower

Sources: BestPlaces.net (2024 Cost of Living Index); Zillow Home Value Index; NWMLS. Data current as of 2024 – 2025

Cost-of-living indices are comparative estimates and may vary by household, lifestyle, and housing choices.



# Cost-of-living comparison – other major metros

If you move to Port Townsend from one of these cities, you would have these changes in your cost of living

Move From	Move To	Cost of Living Comparison
San Francisco, CA	Port Townsend, WA	-65% 
Washington, DC	Port Townsend, WA	-38% 
Miami, FL	Port Townsend, WA	+7% 
Chicago, IL	Port Townsend, WA	+4% 
Boston, MA	Port Townsend, WA	-33% 
New York, NY	Port Townsend, WA	-60% 
Dallas, TX	Port Townsend, WA	+21.1% 

Sources: Salary.com Cost of Living Calculator (2024); BestPlaces.net. Data current as of 2024 – 2025

Cost-of-living indices are comparative estimates and may vary by household, lifestyle, and housing choices.

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Job Availability

Whether you are looking to make a living  
or craft a life...

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**OPPORTUNITIES ABOUND!**





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Port Townsend is a city of artists, entrepreneurs, service providers, maritime and production workers, professionals, and sales and office personnel.



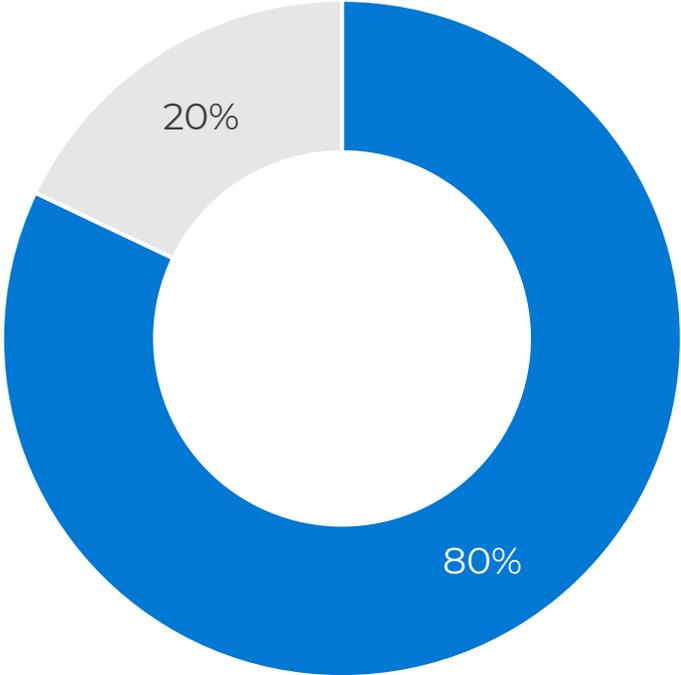
We have more artists, designers and people working in media than 90% of the communities in America. Also, a relatively large number of people, 22% of the workforce are entrepreneurs and nearly 20% work in the maritime industry. This concentration of artists, entrepreneurs and maritime workers helps shape Port Townsend's character.

Source: <https://www.neighborhoodscout.com/wa/port-townsend>  
Data current as of 2024–2025



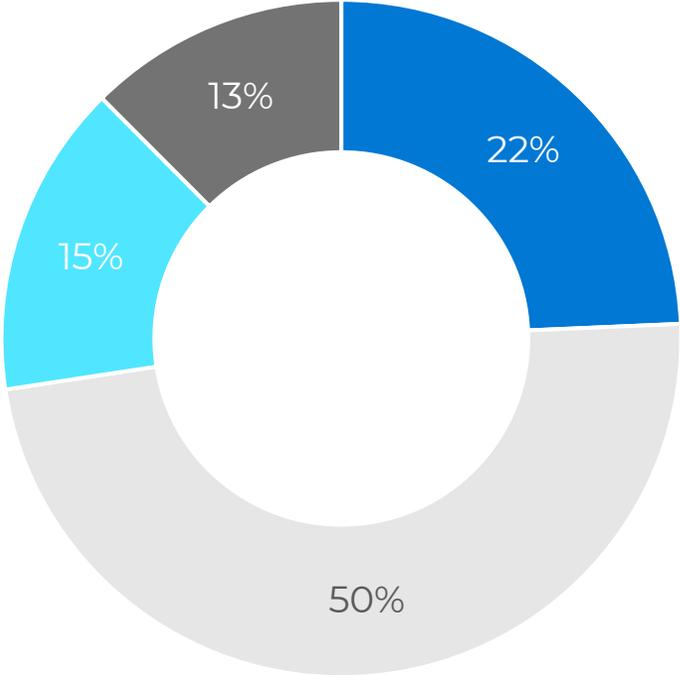
# Port Townsend employment statistics

Employment



■ White Collar ■ Blue Collar

Employment



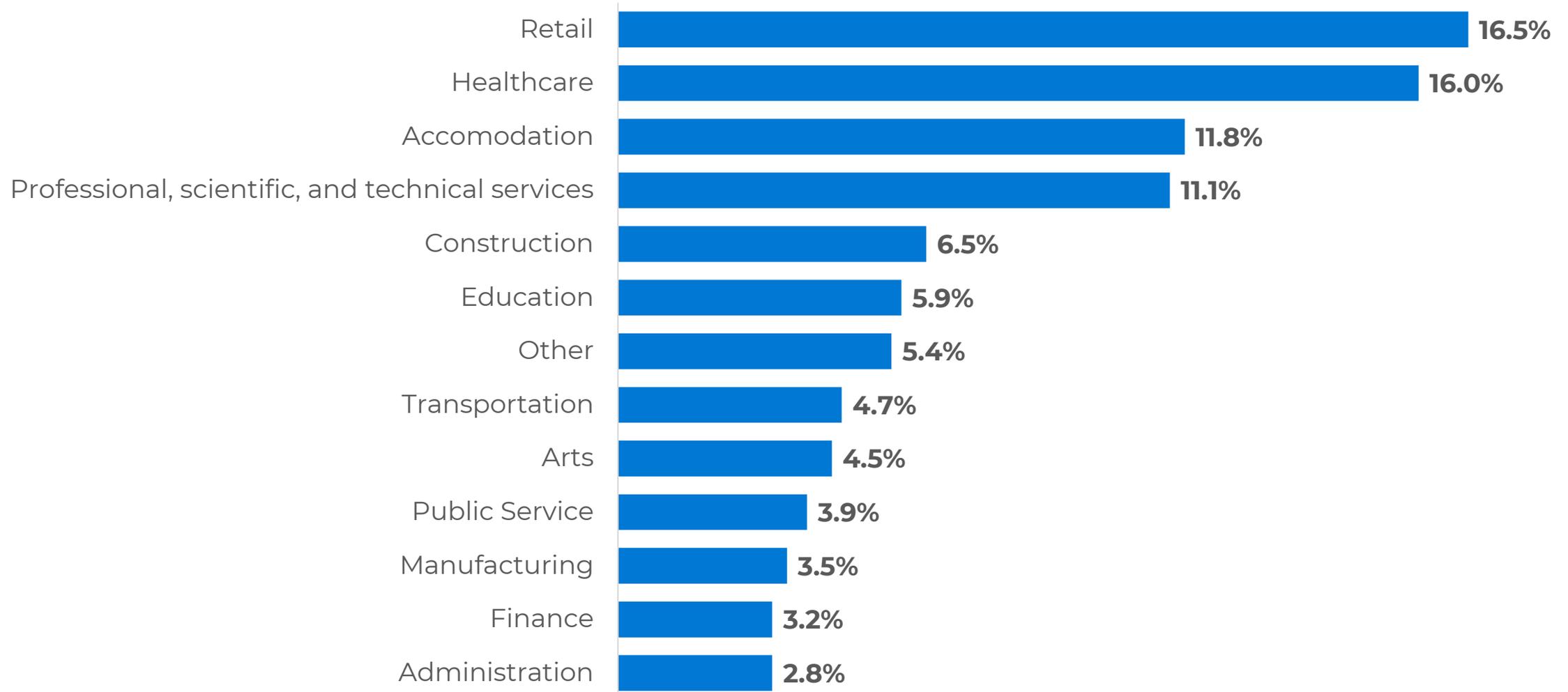
■ Self Employees ■ Private Companies  
■ Government Workers ■ Not for Profit Companies

Source: U.S. Census ACS. NOTE: Maritime industry not represented. Data current as of 2024–2025



# Port Townsend employment industries

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Source: [Port Townsend, WA Demographics and Population Statistics – NeighborhoodScout](#) NOTE: Maritime industry not represented.  
Data current as of 2024–2025



Healthcare



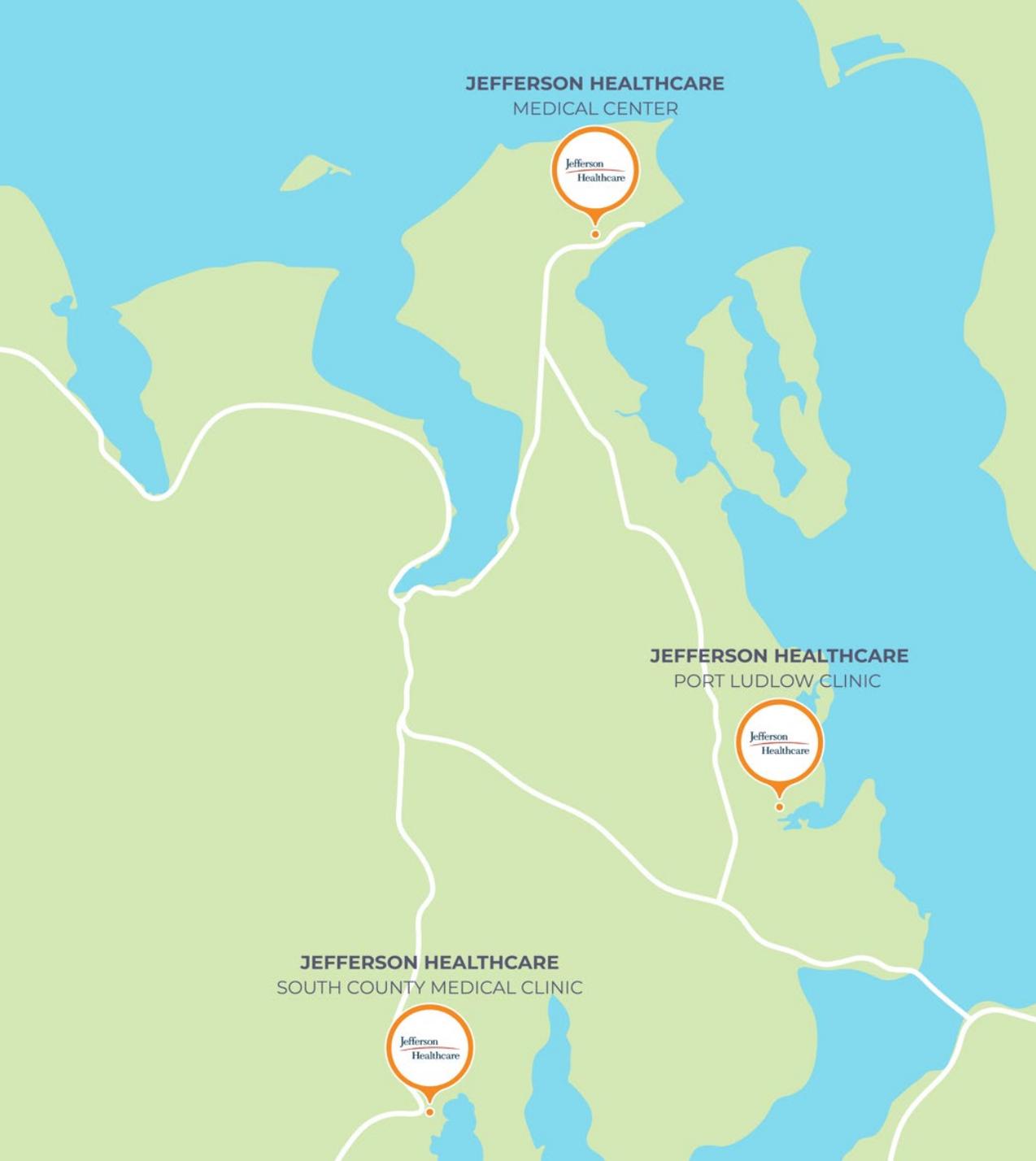
Port Townsend is served by Jefferson Healthcare, the award-winning public healthcare provider for East Jefferson County.





Located in Port Townsend, the 25-bed critical access hospital provides comprehensive services, including acute and emergency care, surgical services, advanced diagnostic imaging, orthopedics, physical therapy and rehabilitation, chemotherapy, sleep medicine, hospice, and mental health services





The main hospital and many other services are located in the Castle Hill neighborhood of Port Townsend. There are also satellite clinics in Port Ludlow and Brinnon.

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# Schools

Port Townsend public schools are known for fostering **creativity, academic achievement, and community involvement.**

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US News and World Report evaluates public high schools across the nation and consistently scores Port Townsend High School in the mid to upper 80's.

Data current as of 2024 – 2025

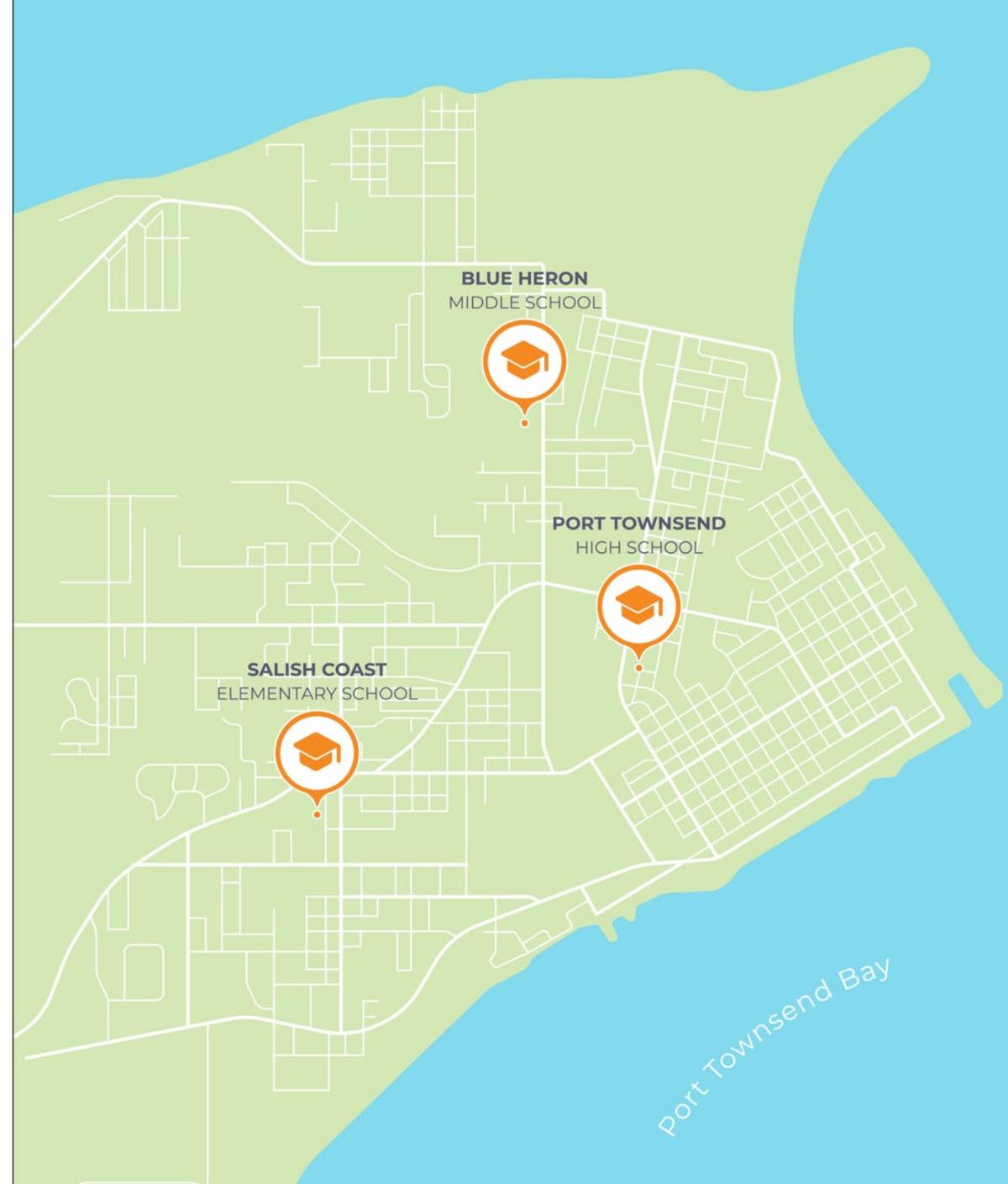
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# The schools

The schools offer a variety of courses, ranging from core classes to electives that focus on music, art, and technology. The schools also have strong athletic programs and extracurricular activities, such as drama and robotics. Additionally, the district offers a variety of programs to support the success of all students, including special education, and various language and cultural programs. The public school district serves 1,150 students. 90% of all K-12 students in Port Townsend, WA are educated in public schools. In addition, there are 3 private schools, serving 123 private students.



# Public schools



**SALISH COAST ELEMENTARY**

**GRADE LEVEL**  
PK-5

**ENROLLMENT**  
388

**STUDENT-TEACHER RATIO**  
14:1



**BLUE HERON MIDDLE SCHOOL**

**GRADE LEVEL**  
6-8

**ENROLLMENT**  
248

**STUDENT-TEACHER RATIO**  
15:1



**PORT TOWNSEND HIGH SCHOOL**

**GRADE LEVEL**  
9-12

**ENROLLMENT**  
376

**STUDENT-TEACHER RATIO**  
20:1



**OCEAN (Alternative School)**

**GRADE LEVEL**  
K-12

**ENROLLMENT**  
126

**STUDENT-TEACHER RATIO**  
28:1





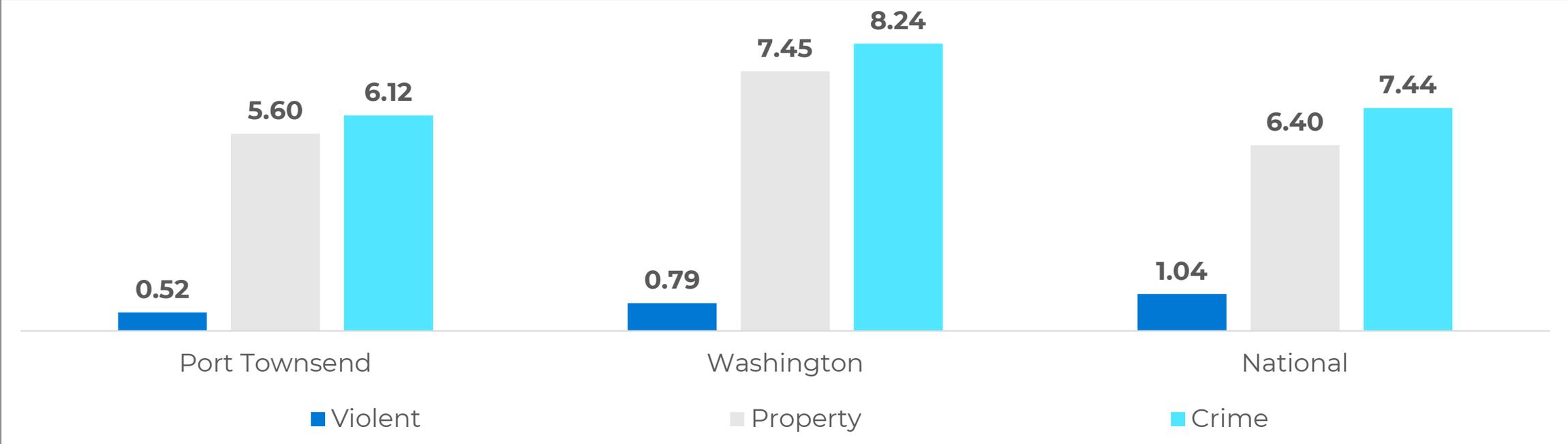
Safety

If you are considering relocating, retiring, or purchasing real estate in Port Townsend, safety is an important consideration. Port Townsend is widely regarded as a **peaceful, quiet community** with crime rates **below both state and national averages.**



# Crime rate comparison – state and federal

When compared to similar communities, Port Townsend consistently reports **lower rates of violent crime** and **property crime** than the Washington state and U.S. averages.



This chart represents daily crime per 100,000 people. Important note: Port Townsend’s population is only 10,460.

Sources: FBI Uniform Crime Reporting; AreaVibes; NeighborhoodScout  
Data current as of 2024 – 2025





# The Neighborhoods

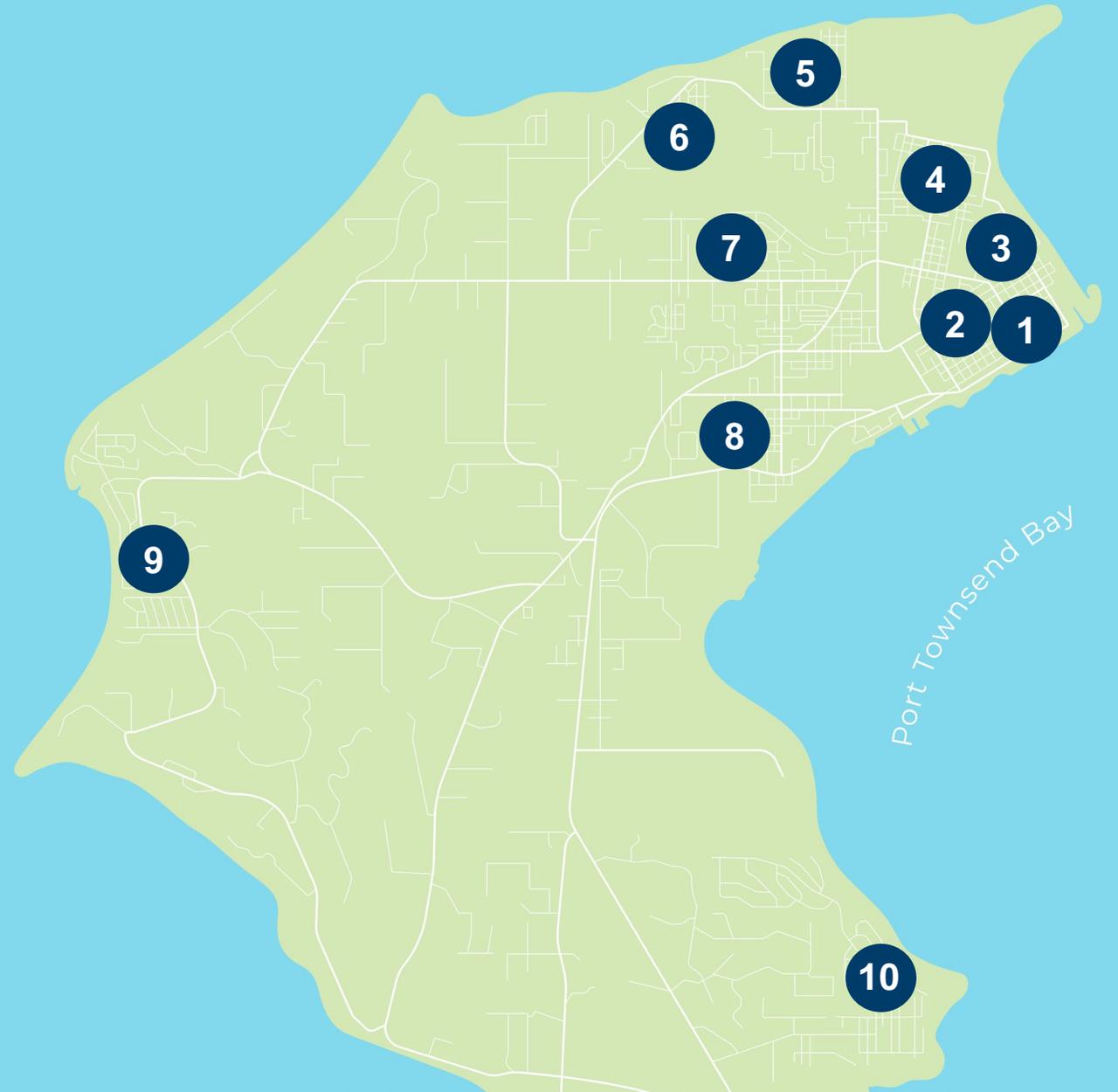
# Where to live

As you read about our neighborhoods, think about what is most important to you. Do you want to walk everywhere? Do you need close proximity to healthcare? Do you want water view? Water access? Or waterfront? Do you want to be in town, near town, or out of town? Do you want acreage? Do you want to live in a condo? Or is a gated community more your style? If you are planning to visit Port Townsend and you'd like to tour the neighborhoods, just reach out (206) 250-5144. I'd be happy to show you around.



# The neighborhoods

- 1 DOWNTOWN
- 2 UPTOWN
- 3 MORGAN HILL
- 4 FORT WORDEN
- 5 NORTH BEACH
- 6 FOWLER'S PARK | BELL ST
- 7 DUNDEE HILL
- 8 CASTLE HILL
- 9 CAPE GEORGE
- 10 KALA POINT



# Port Townsend neighborhoods



**DOWNTOWN**

Living in downtown Port Townsend offers a unique blend of historic charm and modern amenities. The downtown area is home to a variety of shops, restaurants, galleries, and other attractions, so there's always something to do. If you choose to live downtown, you will likely live in a condo above a restaurant or store.



**UPTOWN**

The Uptown neighborhood is a charming and historic with plenty of Victorian-style homes. In the 1890's Uptown was where the society elite built commanding homes on the bluff. Today it remains one of the most desirable neighborhoods due to its convenient location and proximity to downtown.



**MORGAN HILL**

Morgan Hill is a quiet, residential area with a tight-knit community feel. It surrounds Morgan Hill and many of the homes have lovely views of the water. Most were built in the early 20th century. The neighborhood is close to downtown and the waterfront, making it an ideal place for those who want to walk everywhere.



**FORT WORDEN**

Homes here are typically well-maintained Victorian-style homes with views of the water. The neighborhood features a variety of styles including Craftsman, Queen Anne, and mid-century modern. The area is home to a variety of attractions, including Point Wilson Lighthouse, the Commanding Officer's Quarters, and the Fort Worden State Park.



**FOWLER'S PARK | BELL ST**

The homes in the area are mostly single-family homes with larger, low-maintenance yards. The streets are lined with lush trees. The neighborhood borders an area known as Cappy's trails with acres of undisturbed land that the public is welcome to enjoy. It is also an area where a new housing development is currently being built.



# Port Townsend neighborhoods (continued)



CASTLE HILL

Yes, it has a castle. It was built by one of the town's early founders and is now a hotel and restaurant. The neighborhood is super convenient, close to hospital, doctor's offices, shopping and the bus line. You could even ride your bike to downtown as long as you're willing to peddle back up the hill.



DUNDEE HILL

The neighborhood is known for its mature trees and lush gardens. Dundee Hill is a pleasant, close-knit community, with easy access to downtown Port Townsend, as well as local parks and beaches.



NORTH BEACH

The beach is the main attraction here. It stretches for more than 3.5 miles along the Strait of Juan de Fuca. Many of the homes here have stunning views of the water and the Olympic Mountains. It is a



CAPE GEORGE

Cape George is a private residential community about five miles west and slightly south of Port Townsend. Membership is secured through property ownership. The Club which offers several amenities, is situated on Discovery Bay. Many homes have wonderful views of the Strait of Juan De Fuca and the Olympics.



KALA POINT

Kala Point is a gated community located approximately six miles south of Port Townsend. It offers a wide range of single-family homes, some with spectacular water views and others nestled on secluded wooded lots. Kala Point also has residential condominiums and timeshare rental units.





Why we love it here

# The top ten reasons we all love it here



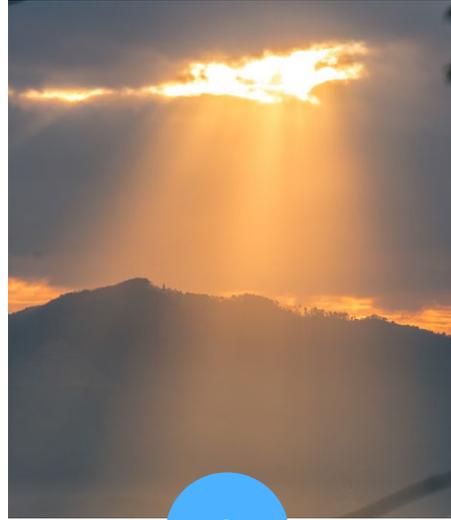
1

The scenery is spectacular!



2

The people are warm and friendly.



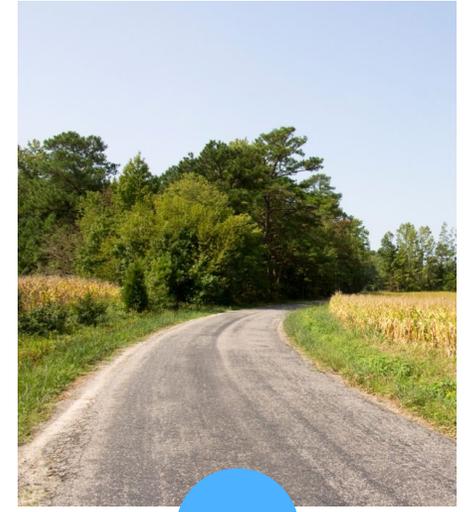
3

The weather is mild with more sun than Seattle.



4

There's no state income tax.



5

Far less traffic than a major city.



# The top ten reasons we all love it here



6

A thriving arts, music and film scene.



7

Award-winning restaurants all over town.



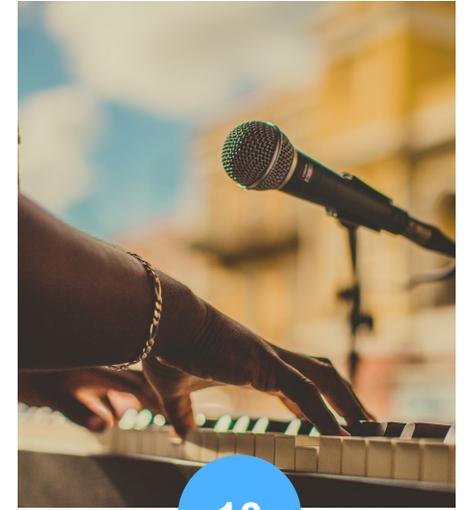
8

Outdoor adventures abound.



9

An amazing farmer's market April - December



10

Events and festivals all year-round!





Relocation – steps to success

# Relocation Steps to Success

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# About the Author

I believe that buying or selling your home should be exciting, not stressful. If you are like most of us, it is one of the largest and most important transactions of your life. That's why I am committed to providing exceptional customer service every step along the way.

Like many of my neighbors, I moved to the peninsula for the beauty, the lifestyle, and the weather. Yes, the rain shadow thing is real. Once here, I decided to combine my desire to meet new people, with my passion for real estate, and my background as a corporate marketing executive at Microsoft, Xbox, and Deloitte.

Having personally bought and sold a more than dozen properties in the last 10 years, I know what its like to be in your shoes. As a new agent, I can provide you with a high level of attention and personalized service. Whether you are looking for your first home, relocating because you can work anywhere, or seeking your dream retirement residence, I'll work closely with you, answer your questions, and give you all the information you need to make the right choice.

Thinking of selling? This is where my marketing background comes into play. From doing a market analysis, to strategically positioning your home for a quick and smooth sale, I will work diligently to get the exposure you need, work with you to show your home in the best light and negotiate and close on a deal that meets your needs. It's my mission to help you sell your biggest investment for the highest return with the lowest amount of stress.



# Contact information

EMAIL

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WEBSITE

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CALL

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# THANK YOU

AND WELCOME TO PORT TOWNSEND

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Windermere

REAL ESTATE