

Pacific City

Community · OR · Oregon › Tillamook County

SELLER'S MARKET

\$641K

MEDIAN SALE PRICE

+9.4%

1-YR CHANGE

50

SALES (12 MO)

\$646K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

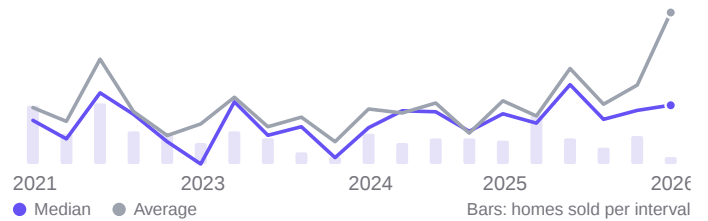
Market temperature (0–100)

68 / 100



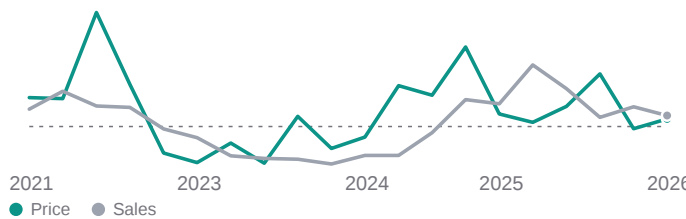
Sale prices

Median \$670K · Average \$1.4M



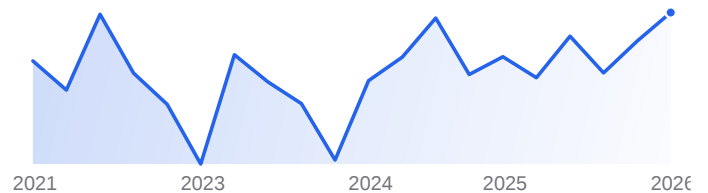
Growth (year over year)

Price +9.4% · Sales +13.6%



Price per square foot

\$481/ft²



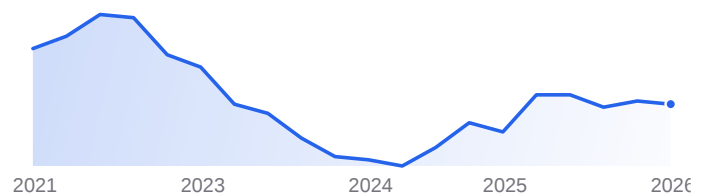
Sale premium vs estimated value

-0.7%



Annual turnover (share of homes sold)

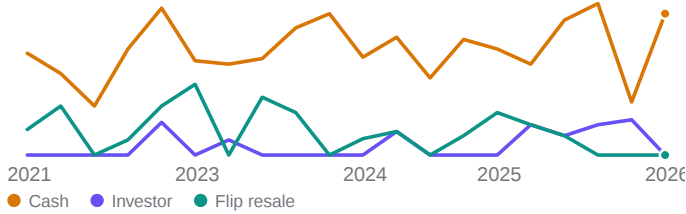
4.9%



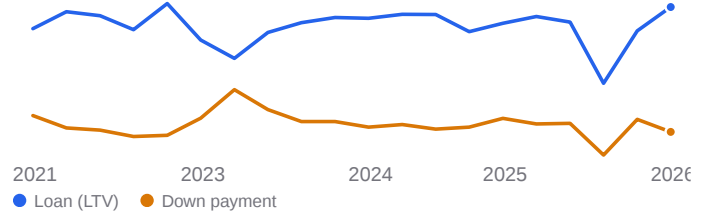
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 0% · Flip resale 0%

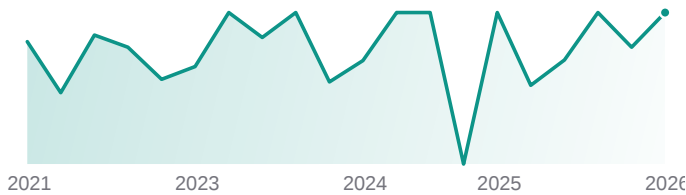


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



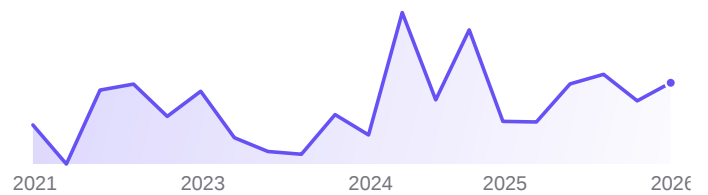
Sellers who sold at a gain

100%



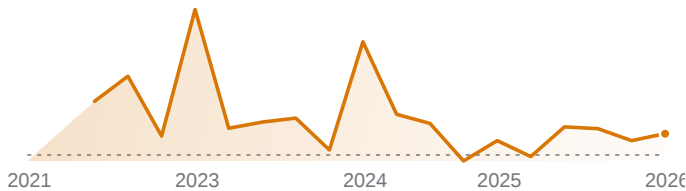
Typical hold before selling

6.0 yrs



Median annualized return at resale

+6.1%



HOUSING STOCK

Homes	1,015
Median value (AVM)	\$646K
Median size	1,571 ft²
Median bedrooms	3
Median year built	1994
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0.8%
Owner occupied	6.6%
Company owned	37%
Median loan-to-value	16%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	1,082
Density	291 / mi²
Median household income	\$65K
Average household income	\$69K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	300
Homes occupied	49%
Bachelor's or higher	12%
Poverty rate	11.0%
Unemployment	1.3%
Average temp	50°F
Annual precip	105 in
Sunshine	48%

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.