

Oceanside

Community · OR · Oregon > Tillamook County

\$438K

MEDIAN SALE PRICE

-47.6%

1-YR CHANGE

4

SALES (12 MO)

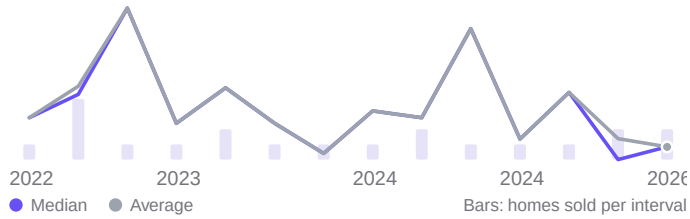
\$637K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

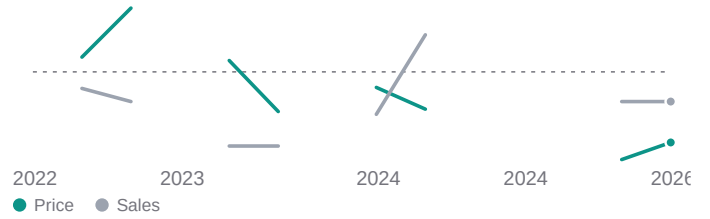
Sale prices

Median \$438K · Average \$438K



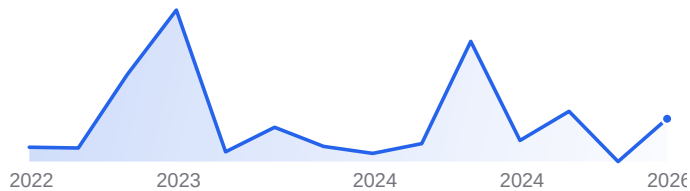
Growth (year over year)

Price -47.6% · Sales -20.0%



Price per square foot

\$549/ft²



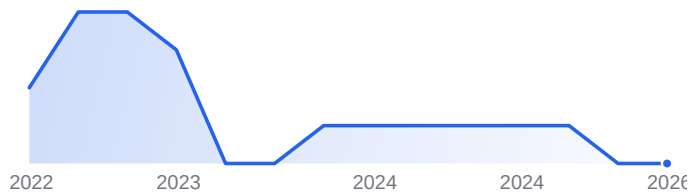
Sale premium vs estimated value

+0.9%



Annual turnover (share of homes sold)

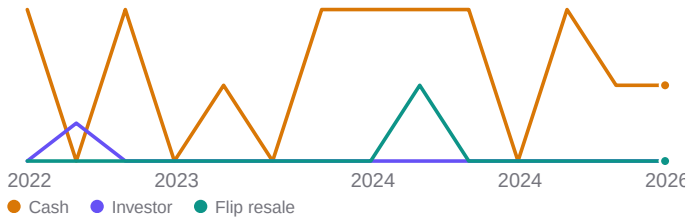
2.7%



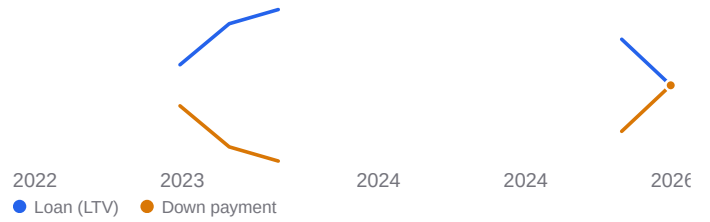
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

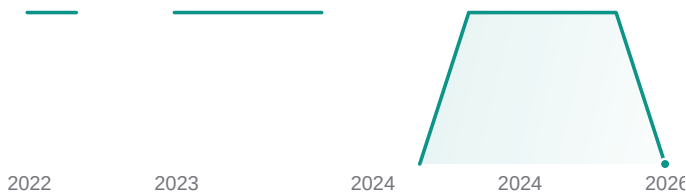


Financing (share of purchase price) Loan (LTV) 50% · Down payment 50%



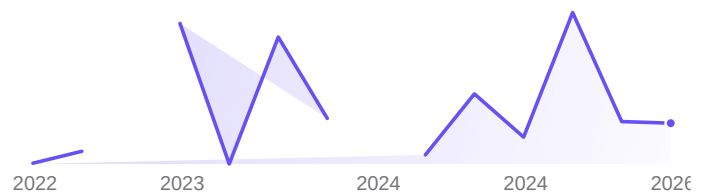
Sellers who sold at a gain

50%



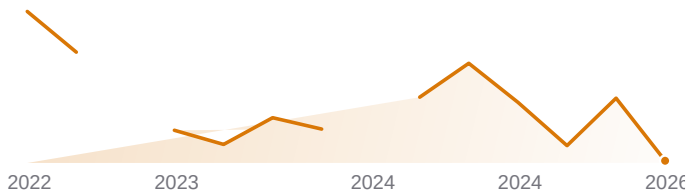
Typical hold before selling

6.1 yrs



Median annualized return at resale

+0.4%



HOUSING STOCK

Homes	150
Median value (AVM)	\$637K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1978
Single family	95%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	0%
Owner occupied	5.1%
Company owned	37%
Median loan-to-value	18%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	370
Density	357 / mi ²
Median household income	\$78K
Average household income	\$92K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	287
Homes occupied	44%
Bachelor's or higher	44%
Poverty rate	11.9%
Unemployment	0.9%
Average temp	50°F
Annual precip	98 in
Sunshine	48%

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