

Clatsop County, OR

County · OR · Oregon

BALANCED MARKET

\$494K

MEDIAN SALE PRICE

-5.3%

1-YR CHANGE

715

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



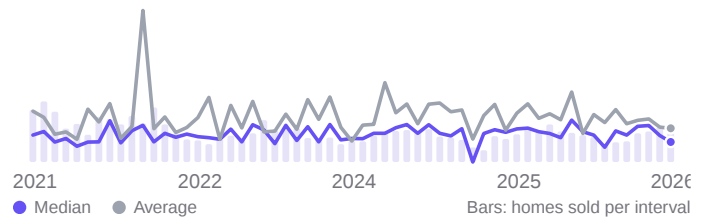
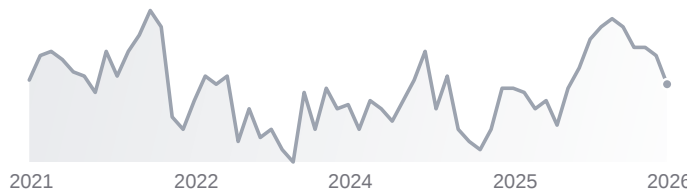
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$450K · Average \$529K

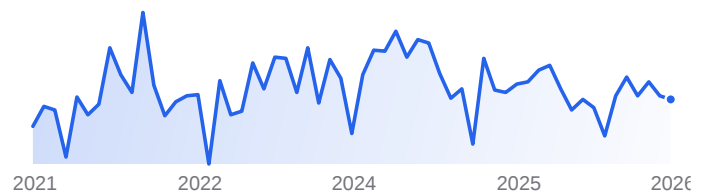
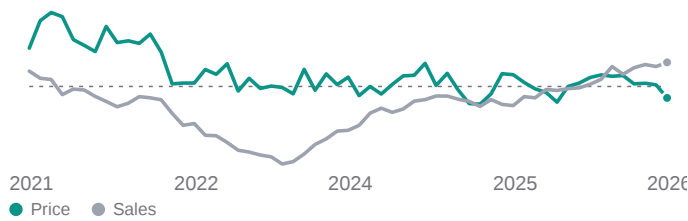


Growth (year over year)

Price -5.3% · Sales +11.2%

Price per square foot

\$319/ft²

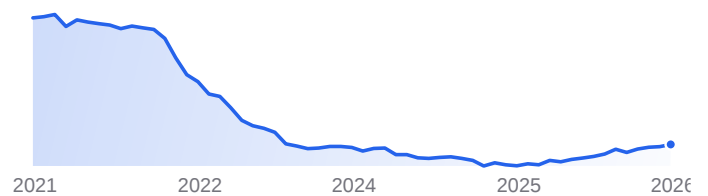
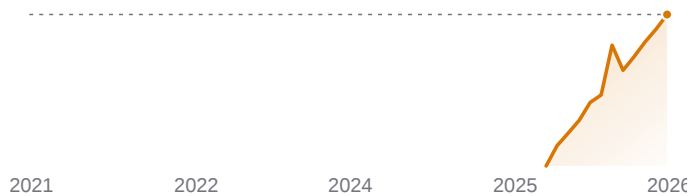


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

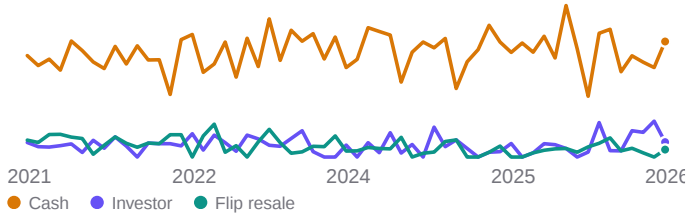
3.3%



BUYERS & OUTCOMES

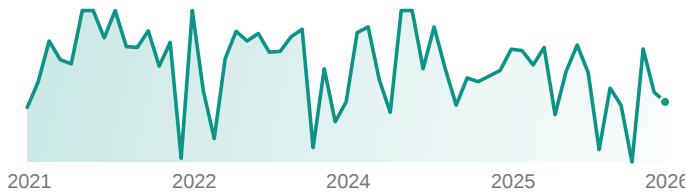
Buyer mix

Cash 43% · Investor 5.6% · Flip resale 2.8%



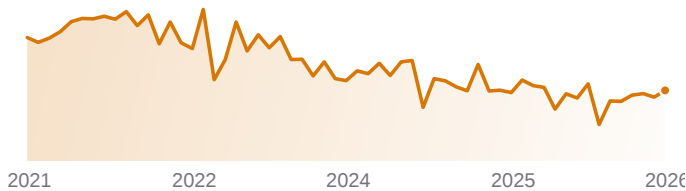
Sellers who sold at a gain

86%

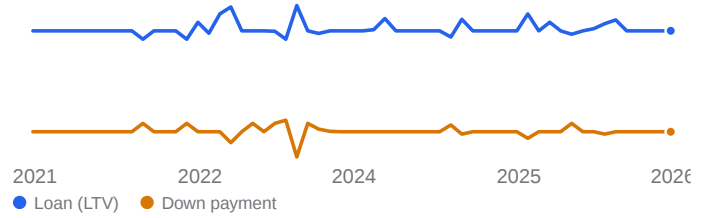


Median annualized return at resale

+6.7%

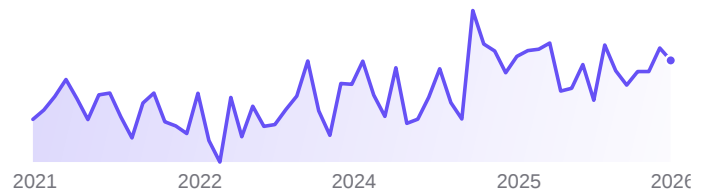


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	21,593
Median value (AVM)	\$498K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1974
Single family	76%
Condos	8.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	51%
Company owned	26%
Median loan-to-value	28%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	41,193
Density	50 / mi²
Median household income	\$70K
Average household income	\$89K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	283
Homes occupied	79%
Bachelor's or higher	16%
Poverty rate	10.7%
Unemployment	1.1%
Average temp	50°F
Annual precip	86 in
Sunshine	48%

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.