

Coos County, OR

County · OR · Oregon

BALANCED MARKET

\$318K

MEDIAN SALE PRICE

-4.6%

1-YR CHANGE

1,002

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



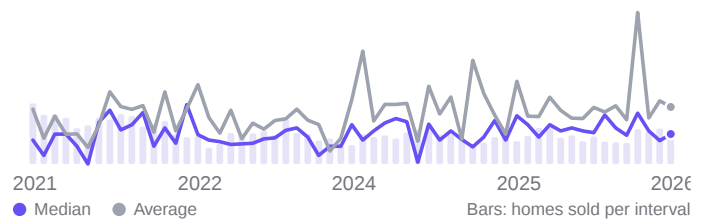
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$320K · Average \$364K

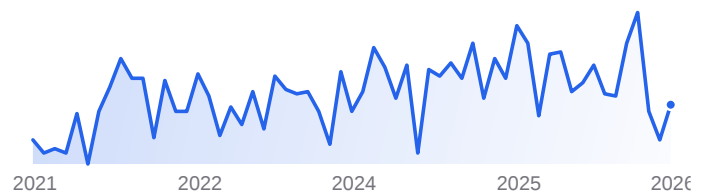
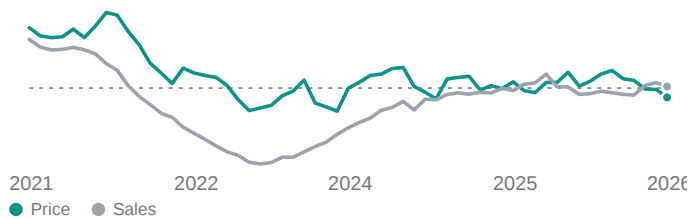


Growth (year over year)

Price -4.6% · Sales +0.7%

Price per square foot

\$237/ft²

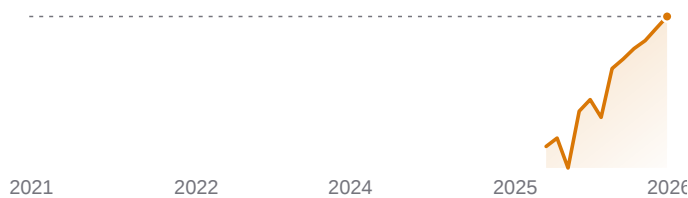


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

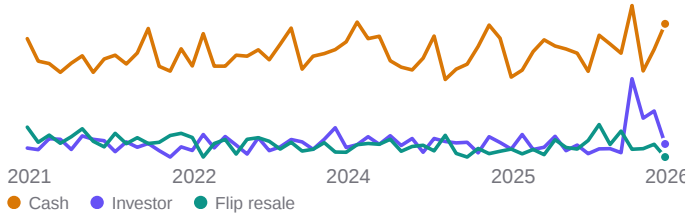
3.8%



BUYERS & OUTCOMES

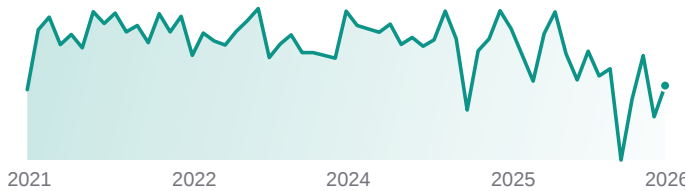
Buyer mix

Cash 50% · Investor 5.0% · Flip resale 0%



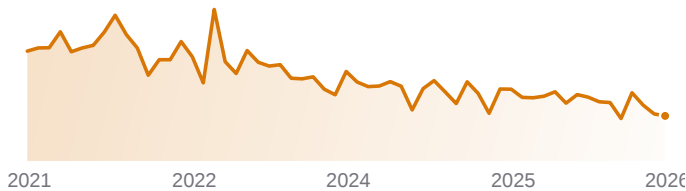
Sellers who sold at a gain

83%

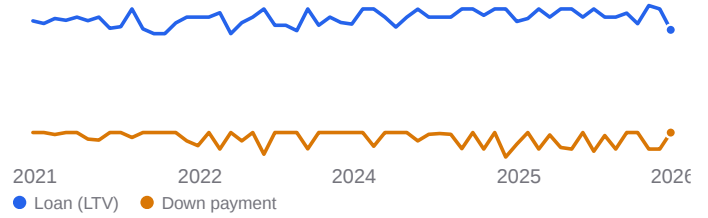


Median annualized return at resale

+4.7%



Financing (share of purchase price) Loan (LTV) 82% · Down payment 20%



Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	26,504
Median value (AVM)	\$336K
Median size	1,434 ft²
Median bedrooms	3
Median year built	1972
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.5%
Owner occupied	66%
Company owned	20%
Median loan-to-value	32%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	64,590
Density	41 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	341
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	13.9%
Unemployment	1.1%
Average temp	52°F
Annual precip	65 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.