

Lincoln County, OR

County · OR · Oregon

BALANCED MARKET

\$441K

MEDIAN SALE PRICE

+0.2%

1-YR CHANGE

1,126

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



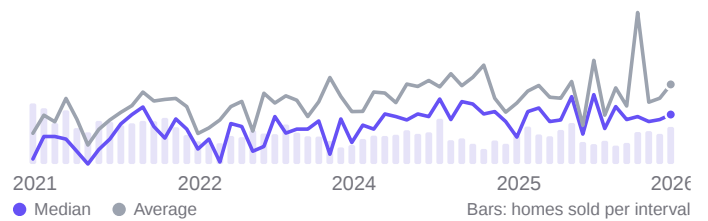
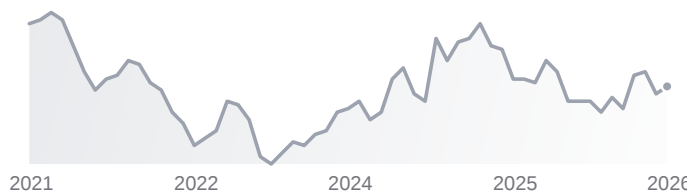
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$449K · Average \$509K

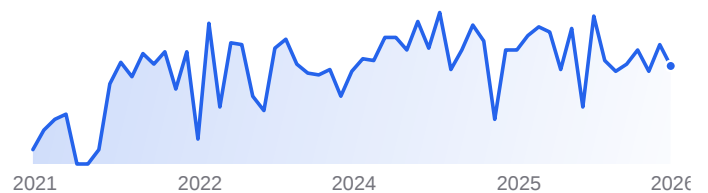
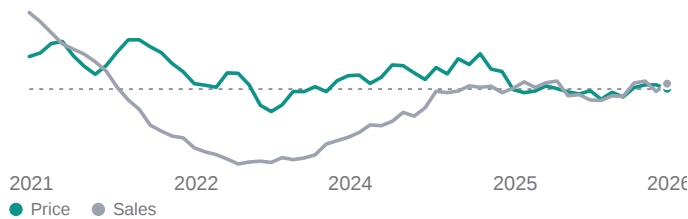


Growth (year over year)

Price +0.2% · Sales +2.5%

Price per square foot

\$303/ft²

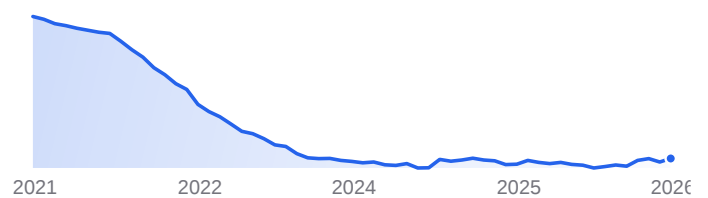
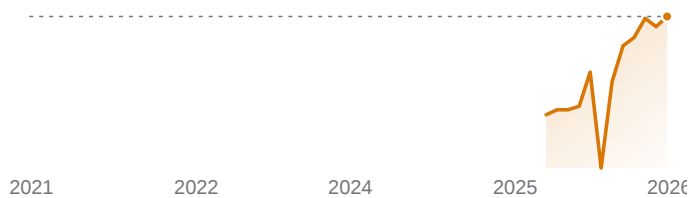


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

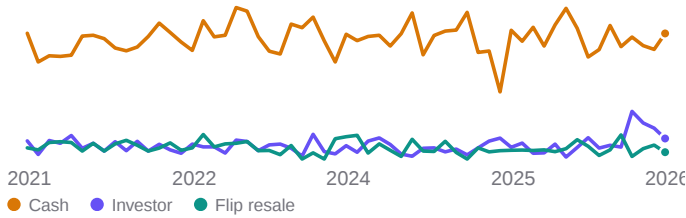
3.5%



BUYERS & OUTCOMES

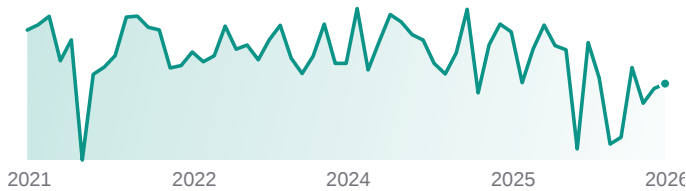
Buyer mix

Cash 45% · Investor 7.3% · Flip resale 2.4%



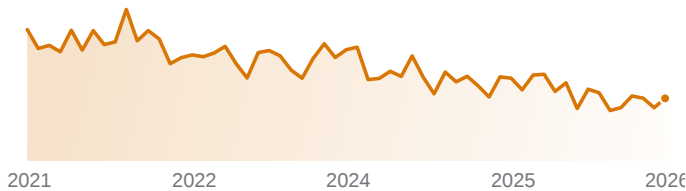
Sellers who sold at a gain

87%

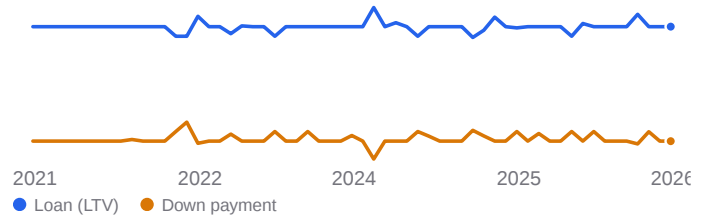


Median annualized return at resale

+6.0%

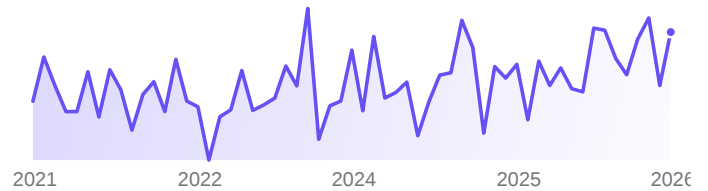


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	32,047
Median value (AVM)	\$484K
Median size	1,478 ft²
Median bedrooms	3
Median year built	1980
Single family	71%
Condos	4.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.3%
Owner occupied	42%
Company owned	29%
Median loan-to-value	26%

Typical ownership tenure

11.1 yrs

COMMUNITY

Population	51,382
Density	52 / mi²
Median household income	\$59K
Average household income	\$81K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	315
Homes occupied	73%
Bachelor's or higher	17%
Poverty rate	15.5%
Unemployment	1.1%
Average temp	51°F
Annual precip	78 in
Sunshine	47%

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.