

Seal Rock Resort

Neighborhood · OR · Oregon · Lincoln County

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

6

SALES (12 MO)

\$355K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



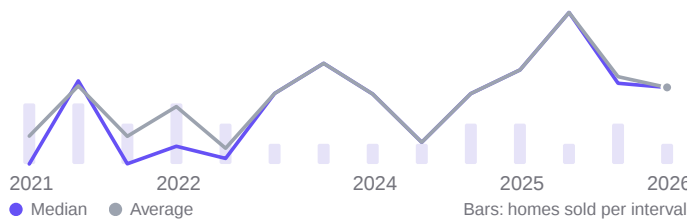
MARKET TRENDS (5 YEARS)

Sale prices

Median \$355K · Average \$355K

Growth (year over year)

Price -10.6% · Sales +10.0%



Price per square foot

\$182/ft²

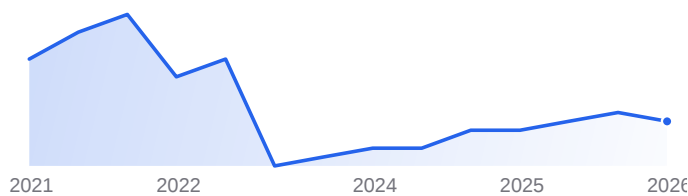
Sale premium vs estimated value

-12.6%



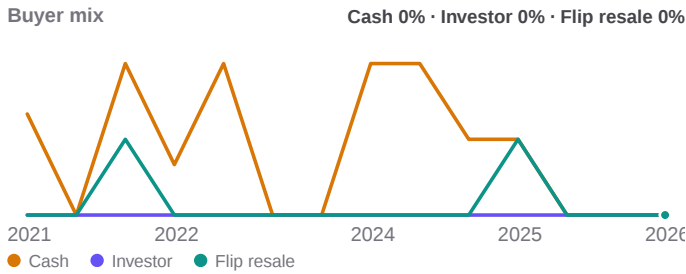
Annual turnover (share of homes sold)

2.8%



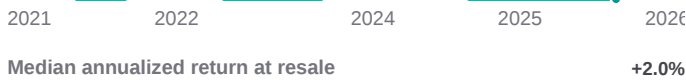
BUYERS & OUTCOMES

Buyer mix



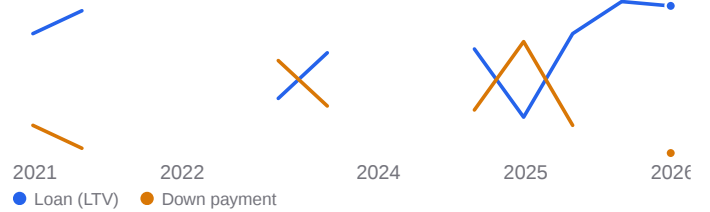
Sellers who sold at a gain

100%



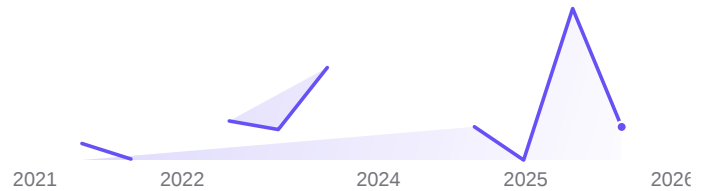
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

4.0 yrs



HOUSING STOCK

Homes	214
Median value (AVM)	\$355K
Median size	1,344 ft²
Median bedrooms	2
Median year built	1978
Single family	70%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	1.0%
Owner occupied	32%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	15.3 yrs

COMMUNITY

Population	19
Density	84 / mi ²
Median household income	\$56K
Average household income	\$64K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	325
Homes occupied	75%
Bachelor's or higher	31%
Poverty rate	24.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	74 in
Sunshine	47%

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.