

Clatskanie 97016

ZIP code · OR · Oregon > Columbia County > Clatskanie

BUYER'S MARKET

\$221K

MEDIAN SALE PRICE

-37.9%

1-YR CHANGE

84

SALES (12 MO)

\$396K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



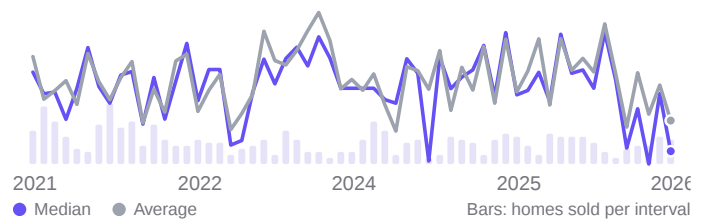
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$181K · Average \$263K

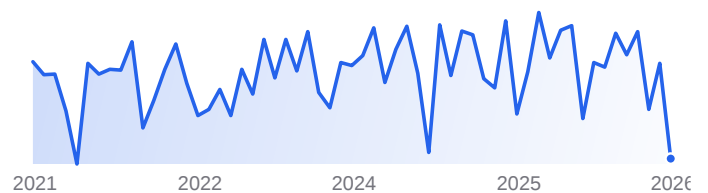
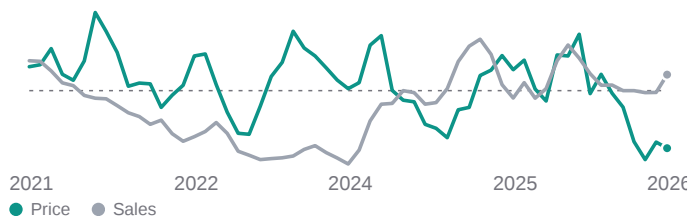


Growth (year over year)

Price -37.9% · Sales +10.5%

Price per square foot

\$106/ft²

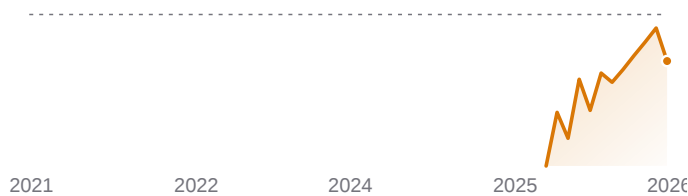


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

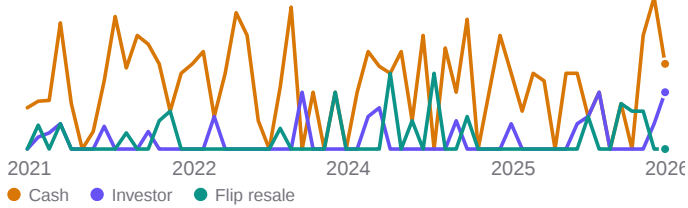
2.9%



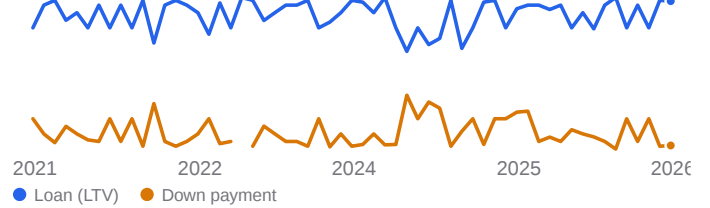
BUYERS & OUTCOMES

Buyer mix

Cash 38% · Investor 25% · Flip resale 0%

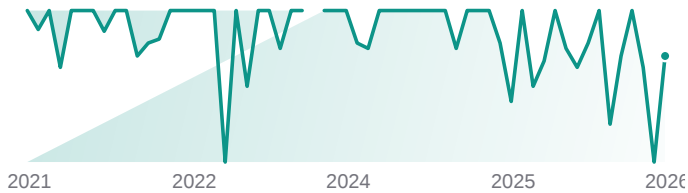


Financing (share of purchase price) Loan (LTV) 98% · Down payment 2.4%



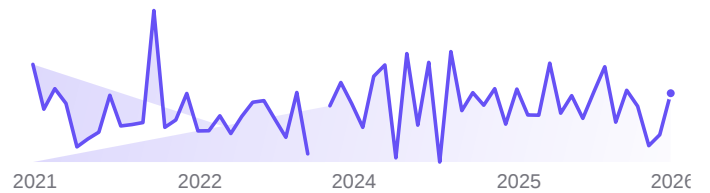
Sellers who sold at a gain

80%



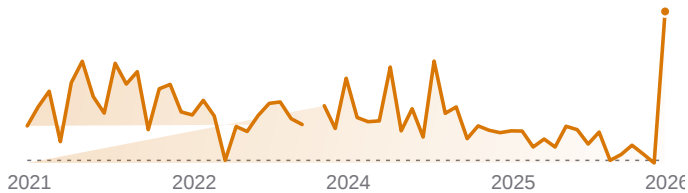
Typical hold before selling

6.4 yrs



Median annualized return at resale

+29.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,900
Median value (AVM)	\$396K
Median size	1,584 ft²
Median bedrooms	3
Median year built	1973
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.4%
Owner occupied	66%
Company owned	15%
Median loan-to-value	39%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	6,306
Density	21 / mi²
Median household income	\$61K
Average household income	\$84K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	189
Homes occupied	92%
Bachelor's or higher	8%
Poverty rate	8.9%
Unemployment	1.5%
Average temp	49°F
Annual precip	83 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.