

# Arch Cape 97102

ZIP code · OR · Oregon > Clatsop County

SELLER'S MARKET

\$594K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$882K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

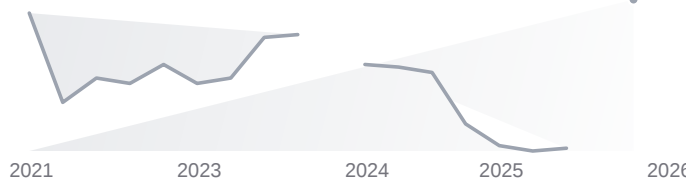
Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

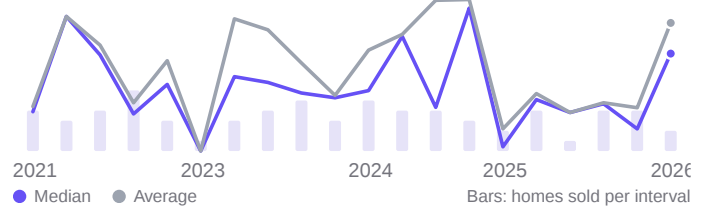
Market temperature (0–100)

67 / 100



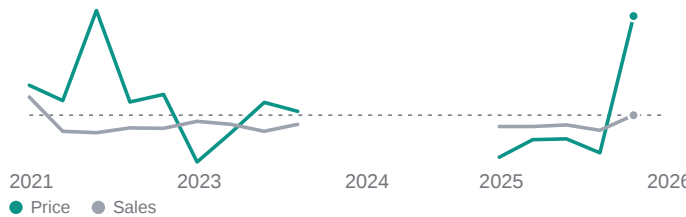
Sale prices

Median \$1.2M · Average \$1.5M



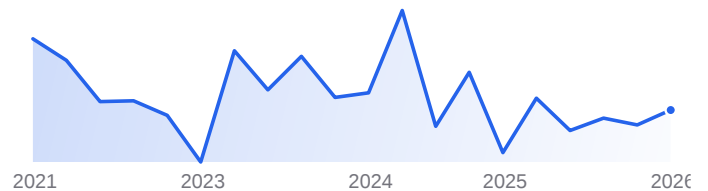
Growth (year over year)

Price +205.3% · Sales +0.0%



Price per square foot

\$395/ft²



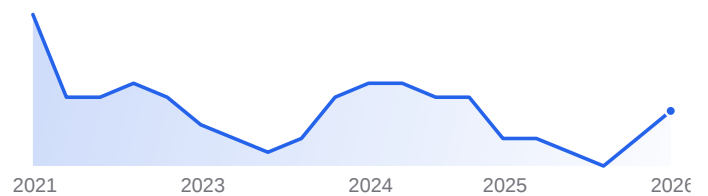
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

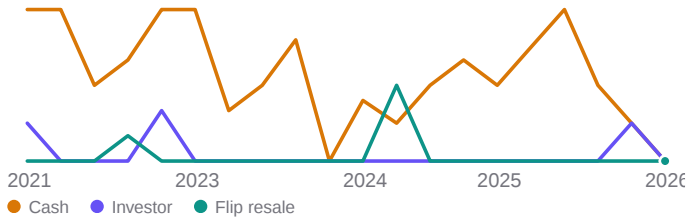
3.0%



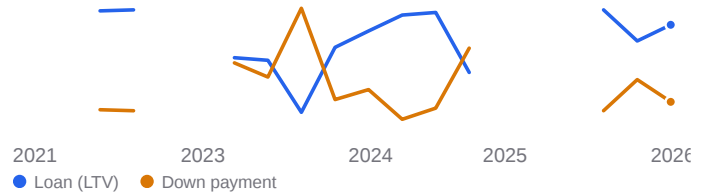
## BUYERS & OUTCOMES

### Buyer mix

Cash 0% · Investor 0% · Flip resale 0%

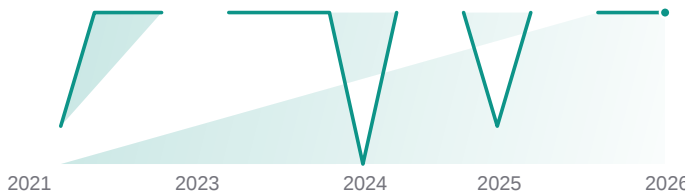


Financing (share of purchase price) Loan (LTV) 71% · Down payment 25%



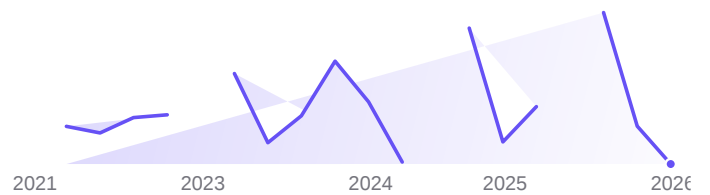
### Sellers who sold at a gain

100%



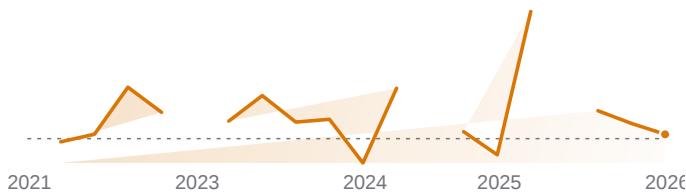
### Typical hold before selling

1.7 yrs



### Median annualized return at resale

+1.8%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 508       |
| Median value (AVM) | \$882K    |
| Median size        | 1,774 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 99%       |

## EQUITY & OWNERSHIP

|                               |         |
|-------------------------------|---------|
| Equity rich (LTV 50% or less) | 80%     |
| Underwater (LTV 125% or more) | 1.1%    |
| Owner occupied                | 16%     |
| Company owned                 | 41%     |
| Median loan-to-value          | 0%      |
| Typical ownership tenure      | 9.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 714      |
| Density                          | 30 / mi² |
| Median household income          | \$104K   |
| Average household income         | \$121K   |
| Crime index (US avg 100)         | 166      |
| Air pollution index (US avg 100) | 105      |
| Earthquake index (US avg 100)    | 281      |
| Homes occupied                   | 37%      |
| Bachelor's or higher             | 32%      |
| Poverty rate                     | 12.6%    |
| Unemployment                     | 1.1%     |
| Average temp                     | 49°F     |
| Annual precip                    | 176 in   |
| Sunshine                         | 48%      |

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.