

Astoria 97103

ZIP code · OR · Oregon > Clatsop County > Astoria

BALANCED MARKET

\$475K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

250

SALES (12 MO)

\$452K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



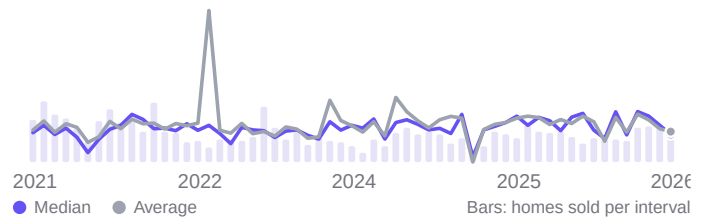
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$425K · Average \$441K

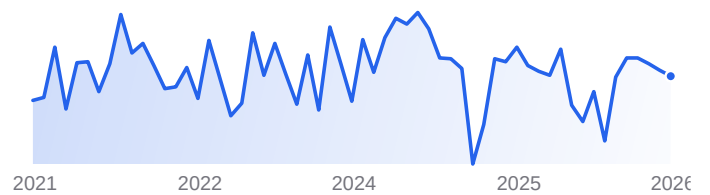
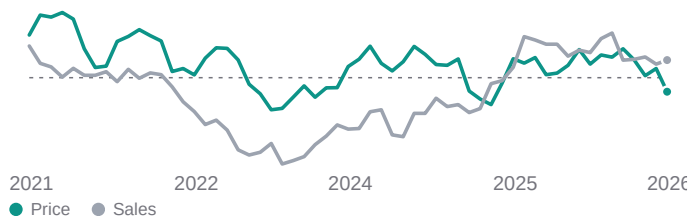


Growth (year over year)

Price -6.2% · Sales +7.8%

Price per square foot

\$302/ft²

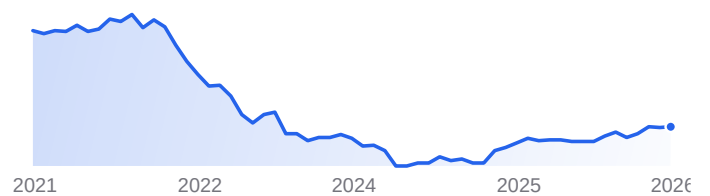
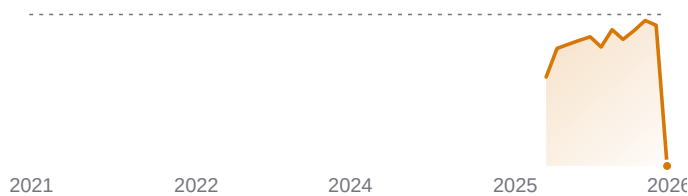


Sale premium vs estimated value

-2.7%

Annual turnover (share of homes sold)

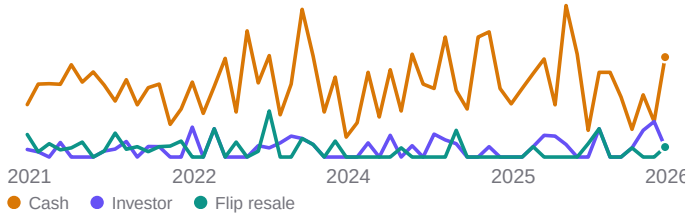
3.5%



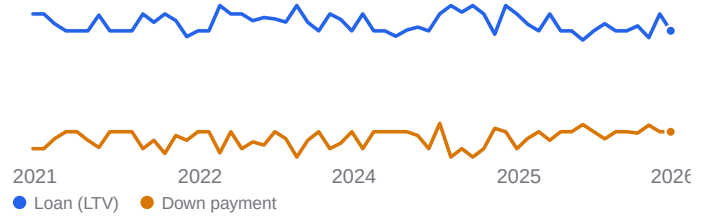
BUYERS & OUTCOMES

Buyer mix

Cash 42% · Investor 4.2% · Flip resale 4.2%

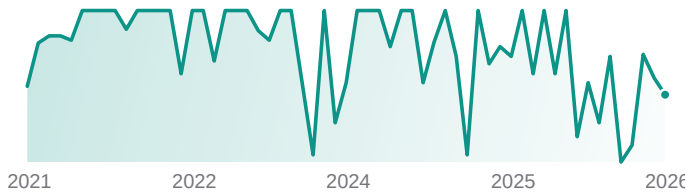


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



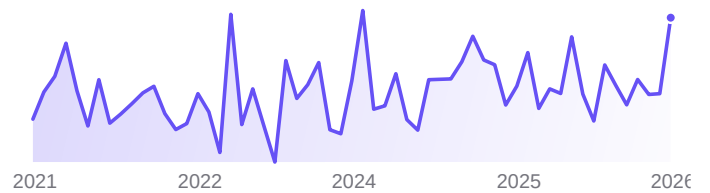
Sellers who sold at a gain

83%



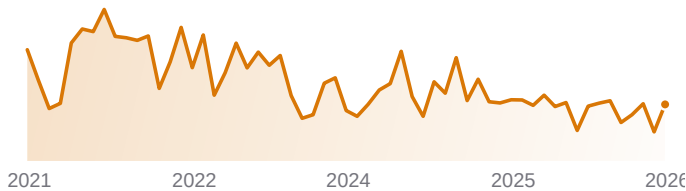
Typical hold before selling

9.8 yrs



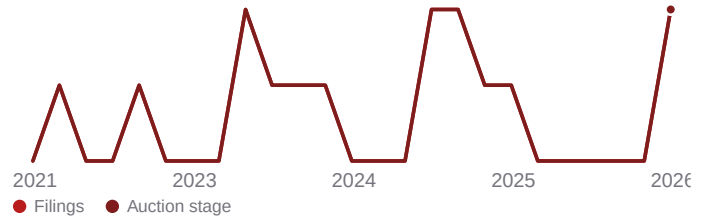
Median annualized return at resale

+6.4%



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	7,226
Median value (AVM)	\$452K
Median size	1,549 ft²
Median bedrooms	3
Median year built	1952
Single family	82%
Condos	3.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	70%
Company owned	17%
Median loan-to-value	35%

Typical ownership tenure

9.4 yrs

COMMUNITY

Population	19,596
Density	57 / mi²
Median household income	\$73K
Average household income	\$87K
Crime index (US avg 100)	102
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	268
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	11.9%
Unemployment	1.1%
Average temp	49°F
Annual precip	96 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.