

Bay City 97107

ZIP code · OR · Oregon > Tillamook County > Bay City

SELLER'S MARKET

\$391K

MEDIAN SALE PRICE

+12.9%

1-YR CHANGE

41

SALES (12 MO)

\$391K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

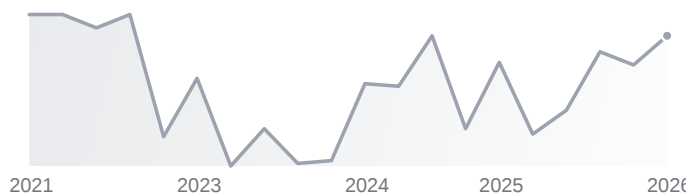
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

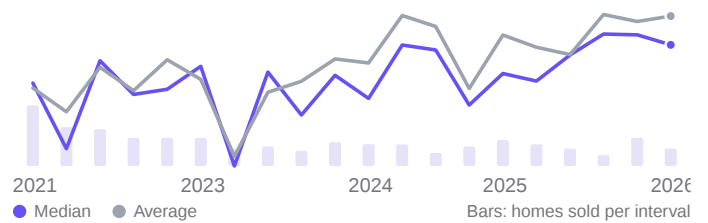
Market temperature (0–100)

74 / 100



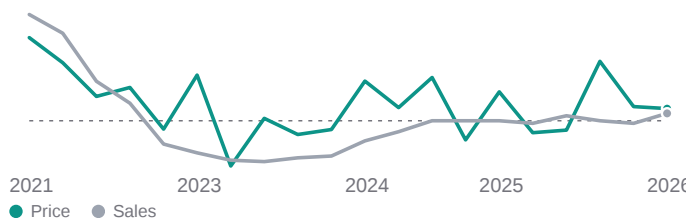
Sale prices

Median \$387K · Average \$437K



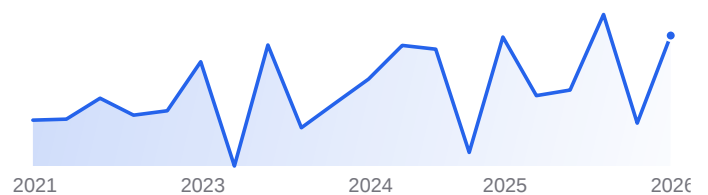
Growth (year over year)

Price +12.9% · Sales +7.9%



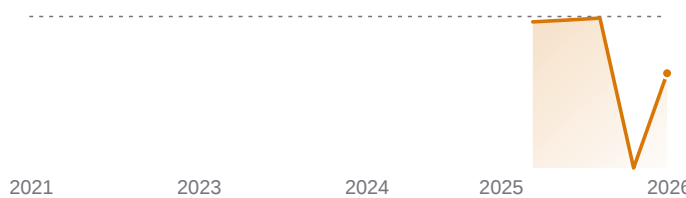
Price per square foot

\$288/ft²



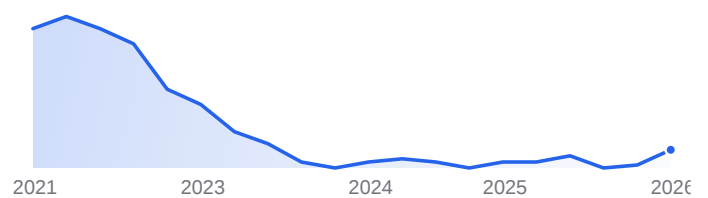
Sale premium vs estimated value

-4.8%



Annual turnover (share of homes sold)

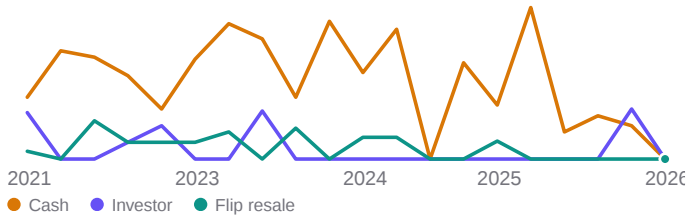
4.7%



BUYERS & OUTCOMES

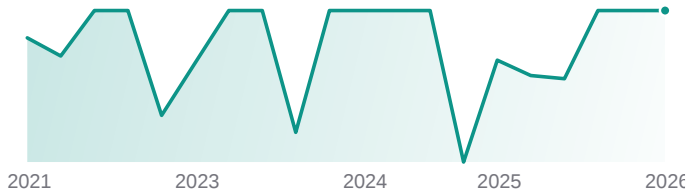
Buyer mix

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



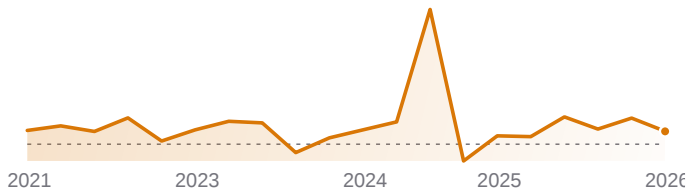
Sellers who sold at a gain

100%

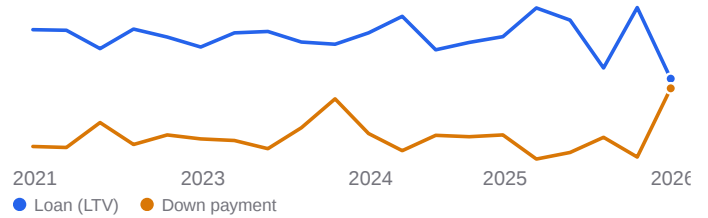


Median annualized return at resale

+6.3%

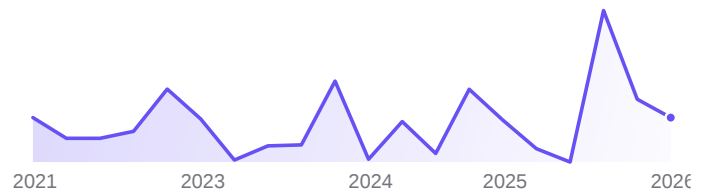


Financing (share of purchase price) Loan (LTV) 53% · Down payment 47%



Typical hold before selling

5.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	875
Median value (AVM)	\$391K
Median size	1,443 ft²
Median bedrooms	3
Median year built	1980
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	58%
Company owned	12%
Median loan-to-value	36%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	2,307
Density	115 / mi²
Median household income	\$57K
Average household income	\$90K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	294
Homes occupied	74%
Bachelor's or higher	20%
Poverty rate	12.5%
Unemployment	1.1%
Average temp	50°F
Annual precip	109 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.