

# Beaver 97108

ZIP code · OR · Oregon > Tillamook County > Beaver

BALANCED MARKET

**\$322K**

MEDIAN SALE PRICE

**-30.3%**

1-YR CHANGE

**8**

SALES (12 MO)

**\$456K**

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



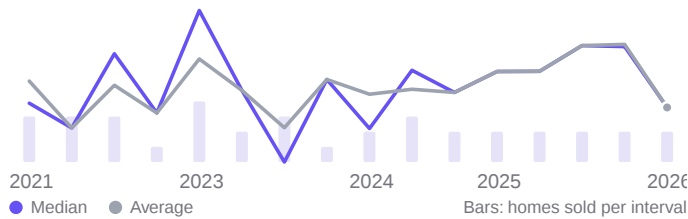
## MARKET TRENDS (5 YEARS)

Sale prices

Median \$322K · Average \$322K

Growth (year over year)

Price -30.3% · Sales -11.1%



Price per square foot

\$264/ft²

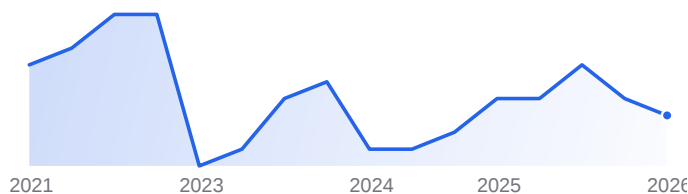
Sale premium vs estimated value

-13.1%



Annual turnover (share of homes sold)

3.3%



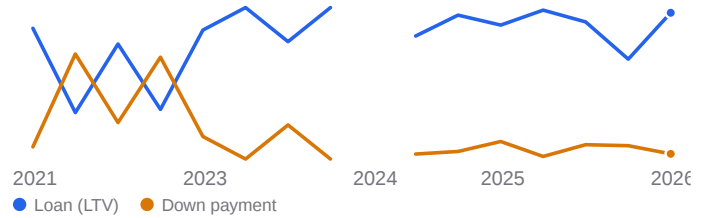
## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

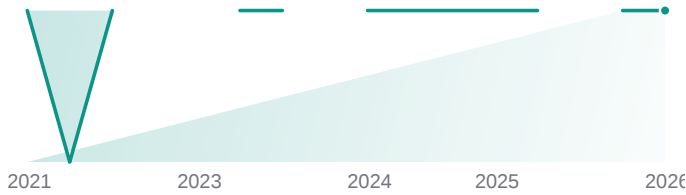


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.1%



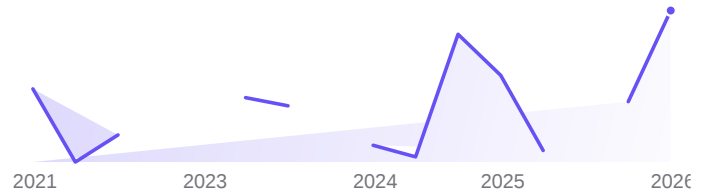
### Sellers who sold at a gain

100%



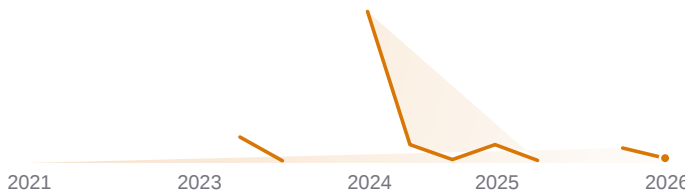
### Typical hold before selling

20.0 yrs



### Median annualized return at resale

+2.7%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 246       |
| Median value (AVM) | \$456K    |
| Median size        | 1,600 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1980      |
| Single family      | 33%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 0.8%     |
| Owner occupied                | 64%      |
| Company owned                 | 19%      |
| Median loan-to-value          | 28%      |
| Typical ownership tenure      | 11.2 yrs |

## COMMUNITY

|                                  |         |
|----------------------------------|---------|
| Population                       | 1,113   |
| Density                          | 7 / mi² |
| Median household income          | \$65K   |
| Average household income         | \$112K  |
| Crime index (US avg 100)         | 76      |
| Air pollution index (US avg 100) | 107     |
| Earthquake index (US avg 100)    | 261     |
| Homes occupied                   | 91%     |
| Bachelor's or higher             | 20%     |
| Poverty rate                     | 14.1%   |
| Unemployment                     | 1.1%    |
| Average temp                     | 49°F    |
| Annual precip                    | 97 in   |
| Sunshine                         | 48%     |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.