

Cloverdale 97112

ZIP code · OR · Oregon > Tillamook County > Cloverdale

BUYER'S MARKET

\$402K

MEDIAN SALE PRICE

-4.0%

1-YR CHANGE

60

SALES (12 MO)

\$513K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



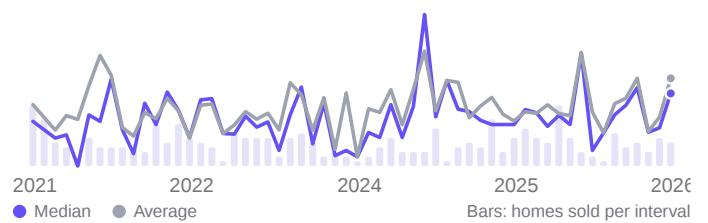
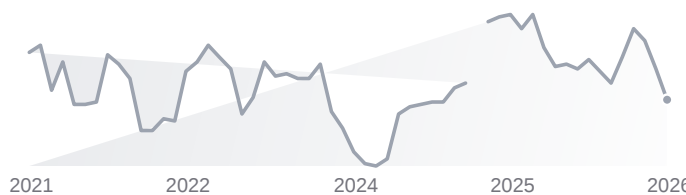
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$590K · Average \$707K

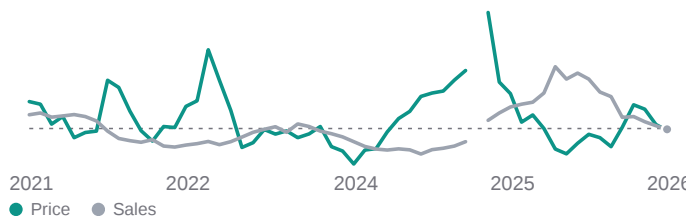


Growth (year over year)

Price -4.0% · Sales -1.6%

Price per square foot

\$466/ft²

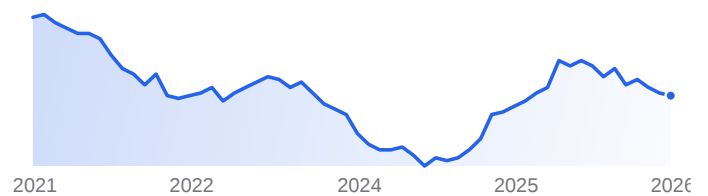
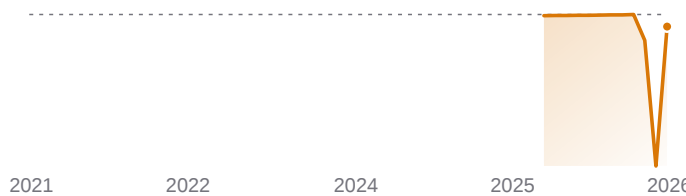


Sale premium vs estimated value

-6.2%

Annual turnover (share of homes sold)

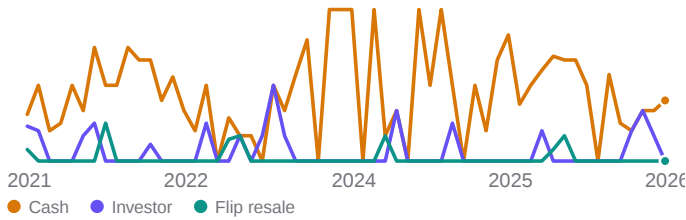
3.1%



BUYERS & OUTCOMES

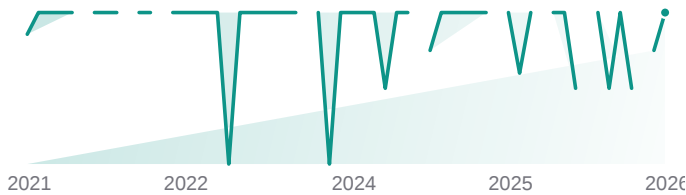
Buyer mix

Cash 40% · Investor 0% · Flip resale 0%



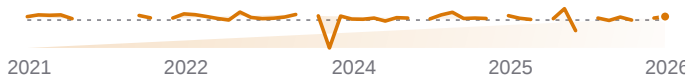
Sellers who sold at a gain

100%

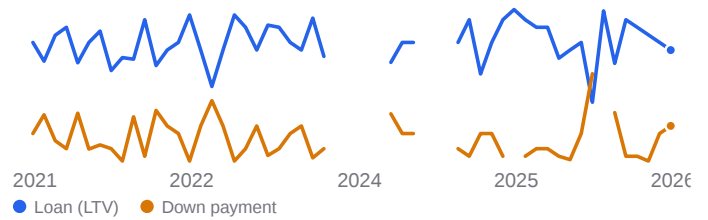


Median annualized return at resale

+9.0%

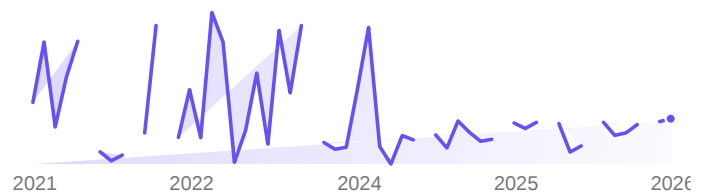


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

5.4 yrs



HOUSING STOCK

Homes	1,917
Median value (AVM)	\$513K
Median size	1,473 ft²
Median bedrooms	3
Median year built	1980
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	1.0%
Owner occupied	33%
Company owned	27%
Median loan-to-value	11%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	2,878
Density	22 / mi²
Median household income	\$67K
Average household income	\$71K
Crime index (US avg 100)	113
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	304
Homes occupied	54%
Bachelor's or higher	10%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	50°F
Annual precip	104 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.