

Garibaldi 97118

ZIP code · OR · Oregon › Tillamook County › Garibaldi

BALANCED MARKET

\$290K

MEDIAN SALE PRICE

-29.9%

1-YR CHANGE

24

SALES (12 MO)

\$350K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



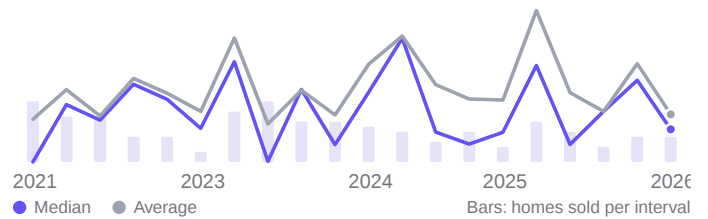
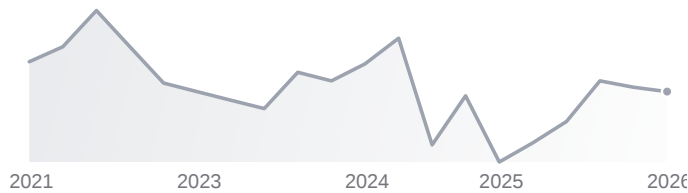
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$215K · Average \$259K

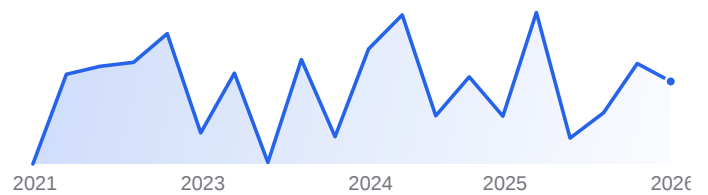
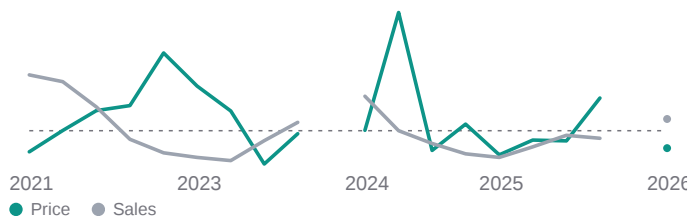


Growth (year over year)

Price -29.9% · Sales +20.0%

Price per square foot

\$214/ft²

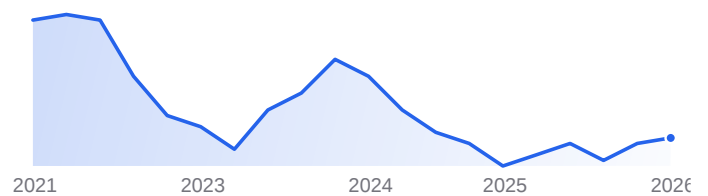


Sale premium vs estimated value

-16.3%

Annual turnover (share of homes sold)

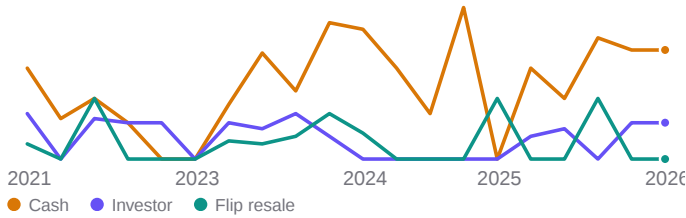
4.7%



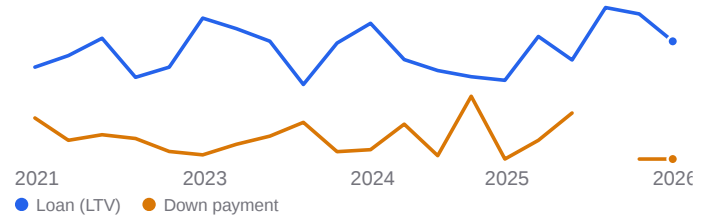
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 20% · Flip resale 0%

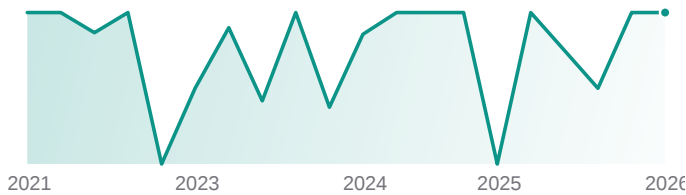


Financing (share of purchase price) Loan (LTV) 80% · Down payment 1.8%



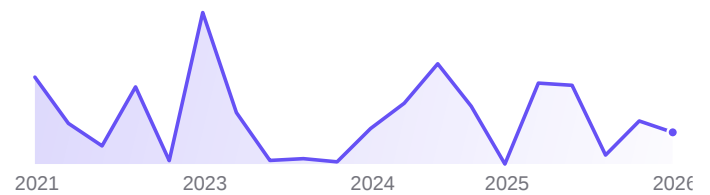
Sellers who sold at a gain

100%



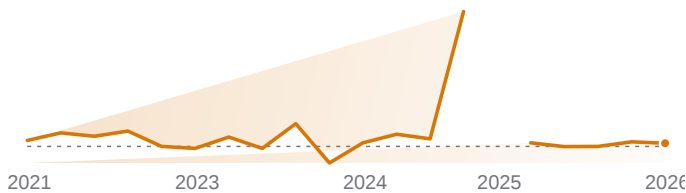
Typical hold before selling

4.5 yrs



Median annualized return at resale

+2.3%



HOUSING STOCK

Homes	513
Median value (AVM)	\$350K
Median size	1,338 ft²
Median bedrooms	3
Median year built	1961
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	20%
Company owned	20%
Median loan-to-value	29%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	328
Density	150 / mi²
Median household income	\$58K
Average household income	\$64K
Crime index (US avg 100)	141
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	305
Homes occupied	77%
Bachelor's or higher	13%
Poverty rate	10.2%
Unemployment	1.0%
Average temp	51°F
Annual precip	101 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.