

Manzanita 97130

ZIP code · OR · Oregon > Tillamook County > Manzanita

BUYER'S MARKET

\$802K

MEDIAN SALE PRICE

-14.3%

1-YR CHANGE

50

SALES (12 MO)

\$803K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



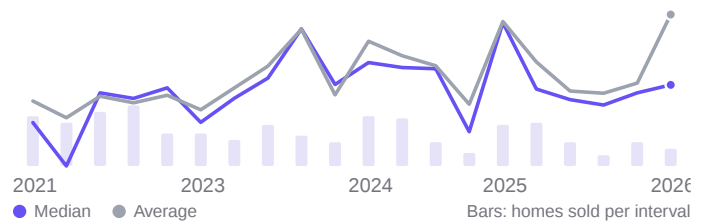
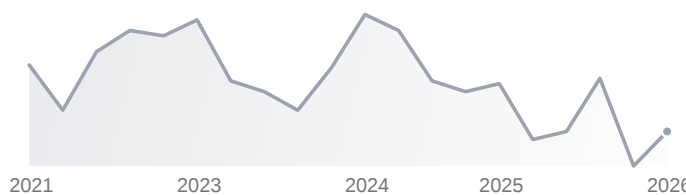
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$788K · Average \$1.1M

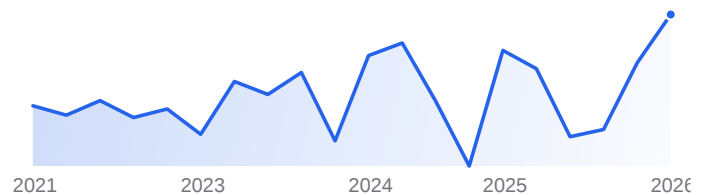
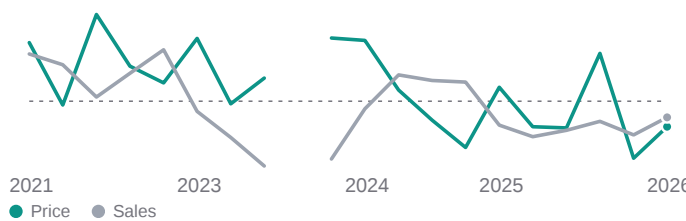


Growth (year over year)

Price -14.3% · Sales -9.1%

Price per square foot

\$657/ft²

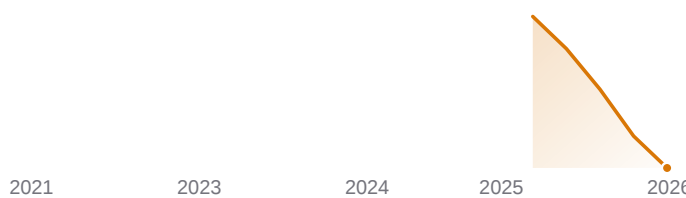


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

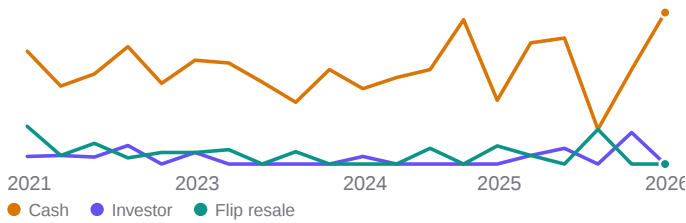
3.1%



BUYERS & OUTCOMES

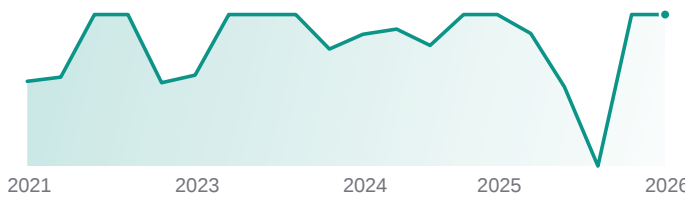
Buyer mix

Cash 88% · Investor 0% · Flip resale 0%



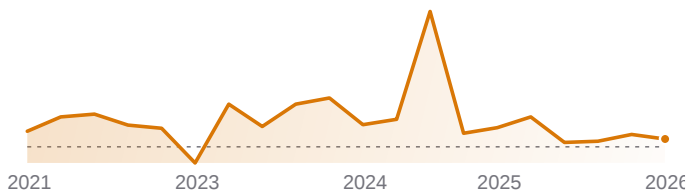
Sellers who sold at a gain

100%

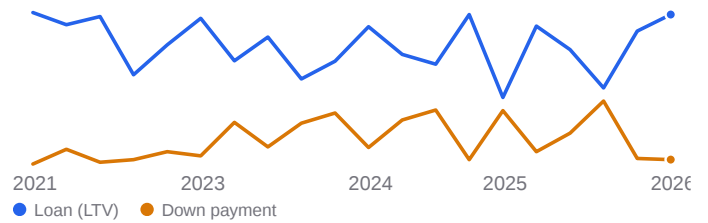


Median annualized return at resale

+3.2%

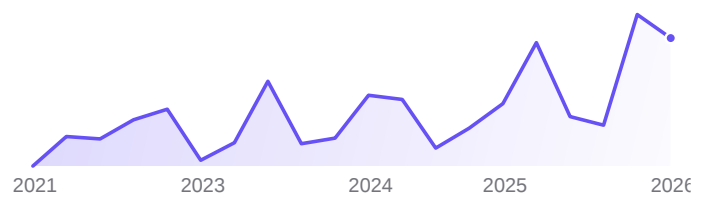


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

11.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,633
Median value (AVM)	\$803K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1993
Single family	89%
Condos	7.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	0.9%
Owner occupied	4.5%
Company owned	42%
Median loan-to-value	16%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	276
Density	396 / mi²
Median household income	\$75K
Average household income	\$118K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	308
Homes occupied	42%
Bachelor's or higher	27%
Poverty rate	3.9%
Unemployment	1.0%
Average temp	50°F
Annual precip	102 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.