

Nehalem 97131

ZIP code · OR · Oregon · Tillamook County · Nehalem

BUYER'S MARKET

\$440K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

65

SALES (12 MO)

\$583K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 25 / 100



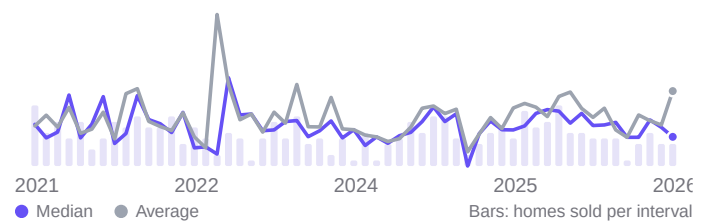
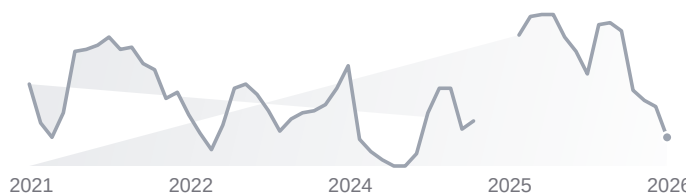
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

25 / 100

Sale prices

Median \$359K · Average \$781K

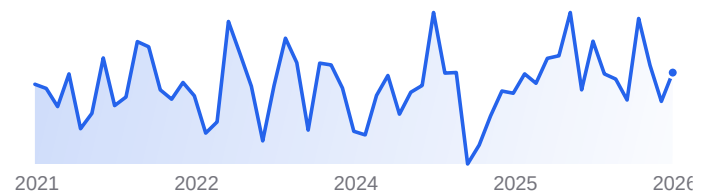
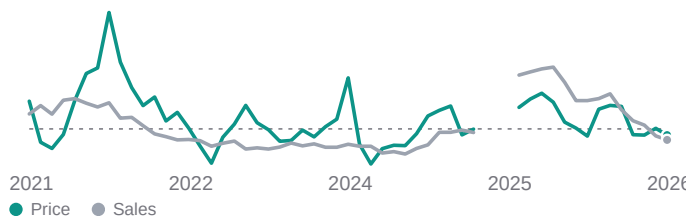


Growth (year over year)

Price -9.4% · Sales -16.7%

Price per square foot

\$311/ft²

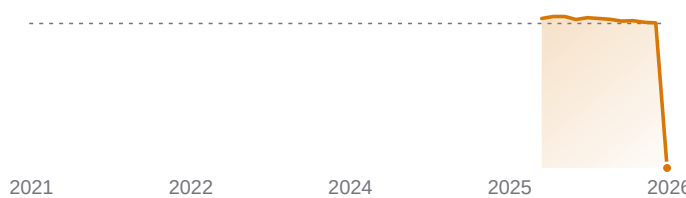


Sale premium vs estimated value

-27.7%

Annual turnover (share of homes sold)

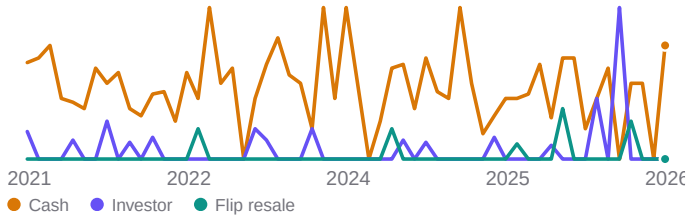
2.9%



BUYERS & OUTCOMES

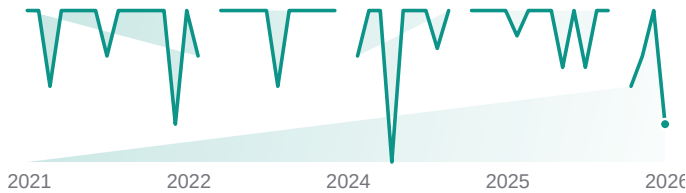
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



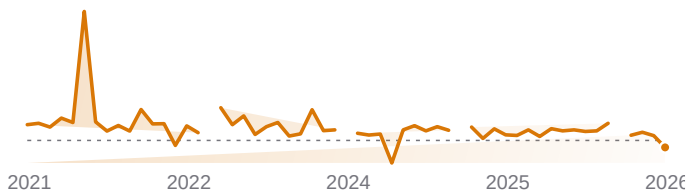
Sellers who sold at a gain

50%

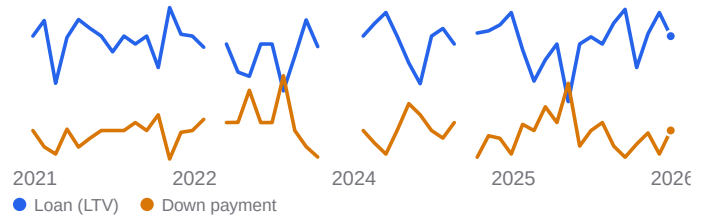


Median annualized return at resale

-5.2%

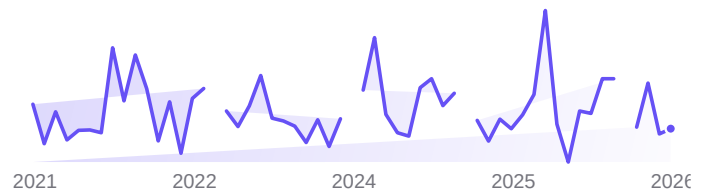


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



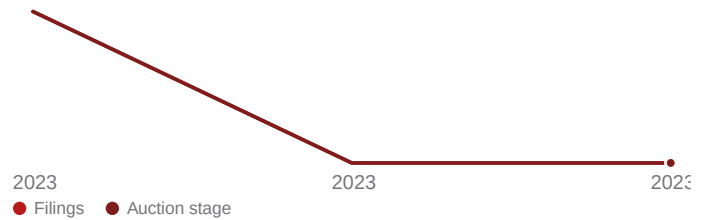
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,210
Median value (AVM)	\$583K
Median size	1,570 ft²
Median bedrooms	3
Median year built	1991
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	41%
Company owned	25%
Median loan-to-value	22%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	3,718
Density	16 / mi²
Median household income	\$66K
Average household income	\$99K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	291
Homes occupied	49%
Bachelor's or higher	24%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	49°F
Annual precip	162 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.