

Rockaway Beach 97136

ZIP code · OR · Oregon · Tillamook County · Rockaway Beach

BALANCED MARKET

\$354K

MEDIAN SALE PRICE

-33.7%

1-YR CHANGE

104

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



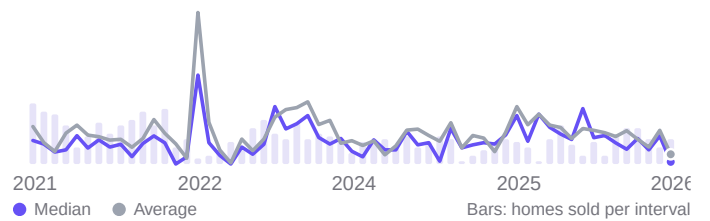
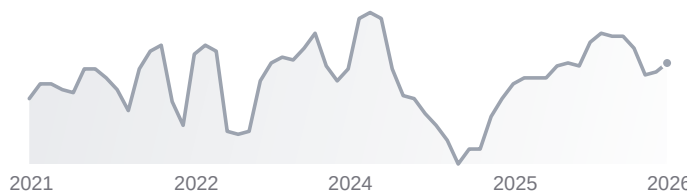
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$265K · Average \$318K

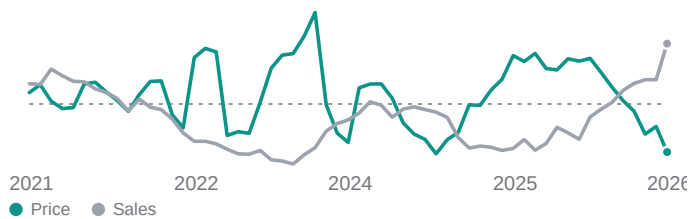


Growth (year over year)

Price -33.7% · Sales +42.5%

Price per square foot

\$276/ft²

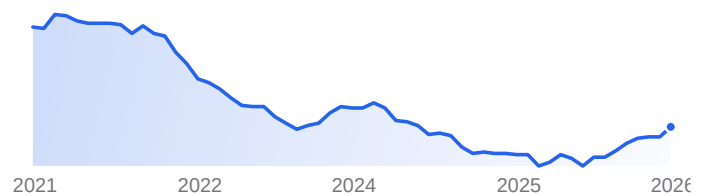
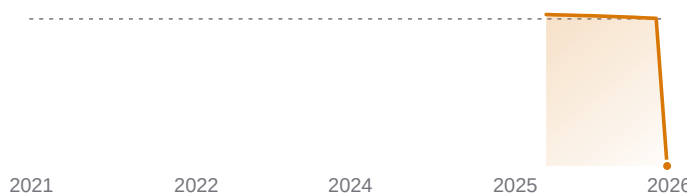


Sale premium vs estimated value

-52.1%

Annual turnover (share of homes sold)

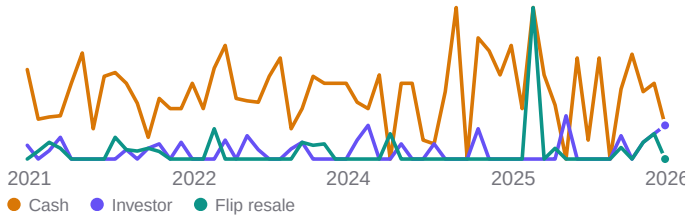
3.5%



BUYERS & OUTCOMES

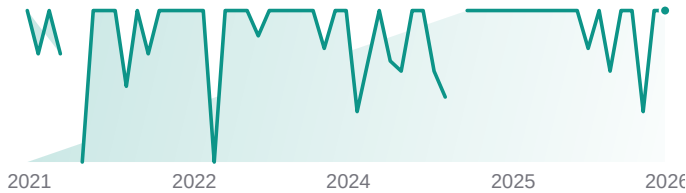
Buyer mix

Cash 22% · Investor 22% · Flip resale 0%



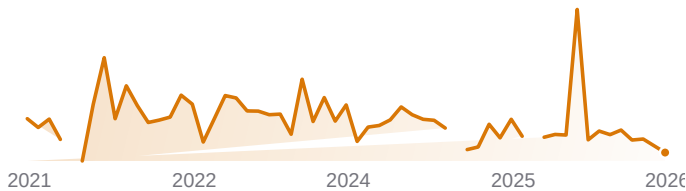
Sellers who sold at a gain

100%

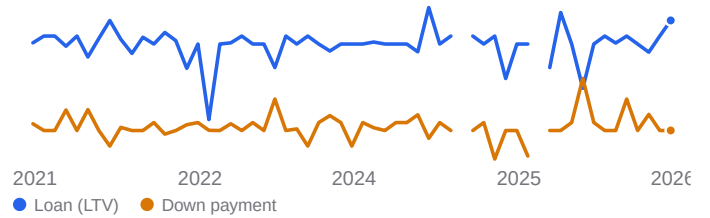


Median annualized return at resale

+2.1%

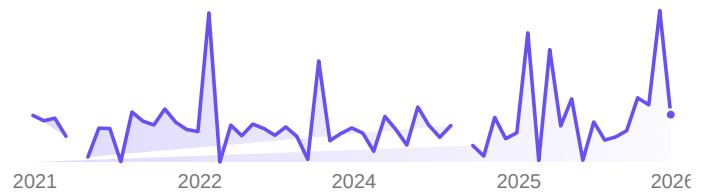


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



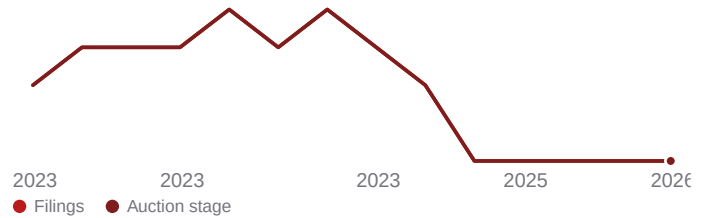
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,983
Median value (AVM)	\$466K
Median size	1,313 ft²
Median bedrooms	3
Median year built	1989
Single family	70%
Condos	5.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.6%
Owner occupied	18%
Company owned	29%
Median loan-to-value	0%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	1,724
Density	80 / mi²
Median household income	\$58K
Average household income	\$80K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	309
Homes occupied	44%
Bachelor's or higher	24%
Poverty rate	8.5%
Unemployment	0.9%
Average temp	49°F
Annual precip	121 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.