

Seaside 97138

ZIP code · OR · Oregon > Clatsop County > Seaside

BALANCED MARKET

\$506K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

241

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



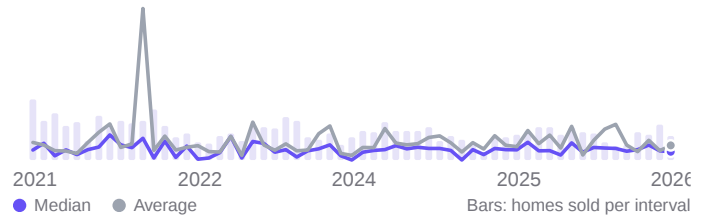
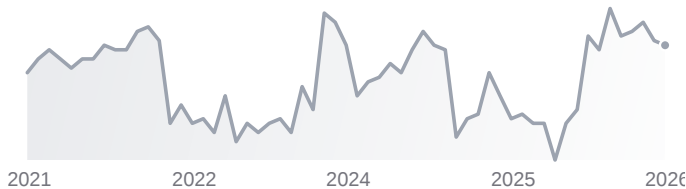
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$475K · Average \$552K

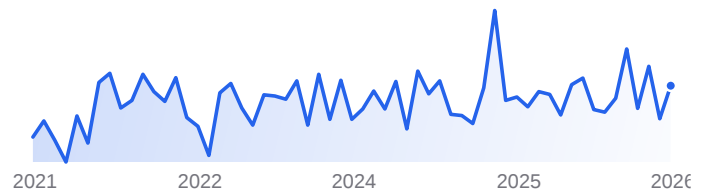
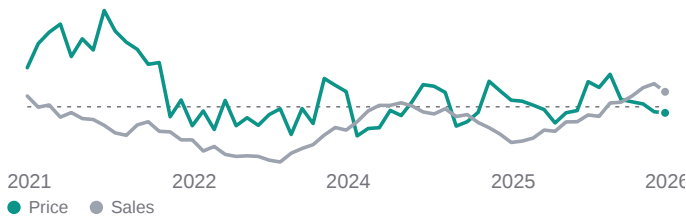


Growth (year over year)

Price -3.5% · Sales +8.6%

Price per square foot

\$383/ft²

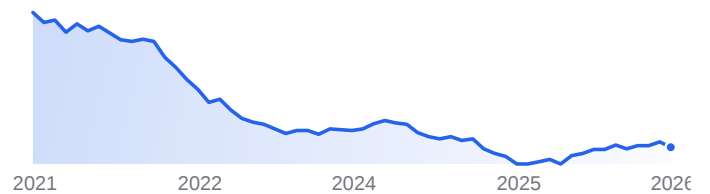
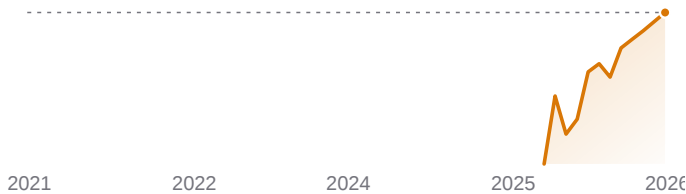


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

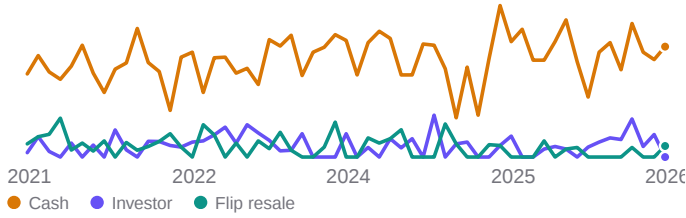
3.2%



BUYERS & OUTCOMES

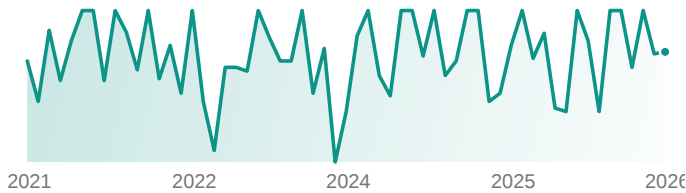
Buyer mix

Cash 53% · Investor 0% · Flip resale 5.3%



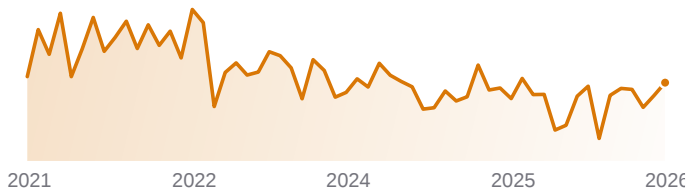
Sellers who sold at a gain

91%

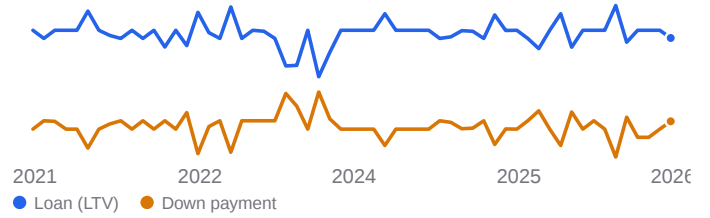


Median annualized return at resale

+8.2%

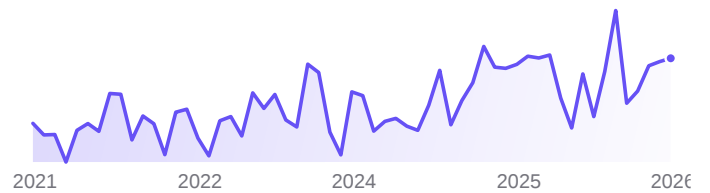


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



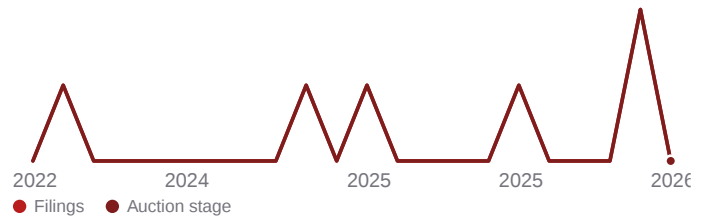
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,445
Median value (AVM)	\$493K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1976
Single family	69%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.3%
Owner occupied	37%
Company owned	32%
Median loan-to-value	19%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	11,382
Density	33 / mi ²
Median household income	\$63K
Average household income	\$85K
Crime index (US avg 100)	136
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	298
Homes occupied	67%
Bachelor's or higher	15%
Poverty rate	10.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	135 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.