

Warrenton 97146

ZIP code · OR · Oregon > Clatsop County > Warrenton

BUYER'S MARKET

\$476K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

102

SALES (12 MO)

\$502K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



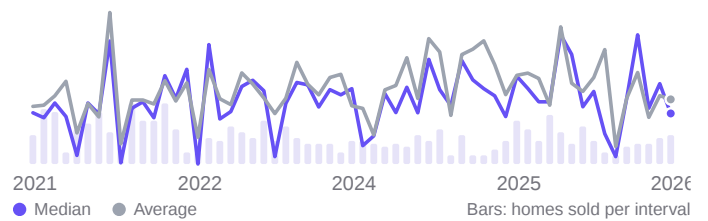
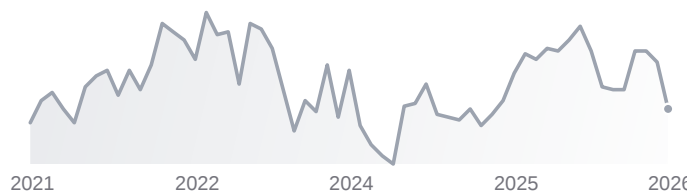
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$428K · Average \$485K

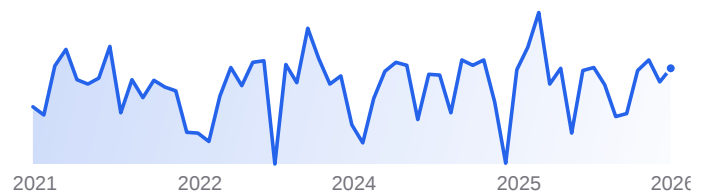
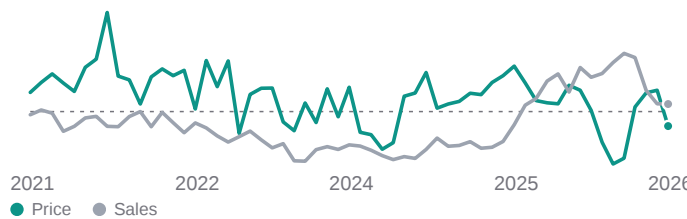


Growth (year over year)

Price -10.0% · Sales +5.2%

Price per square foot

\$310/ft²

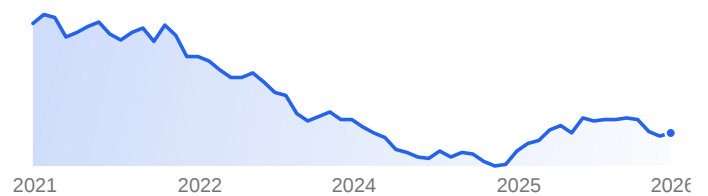
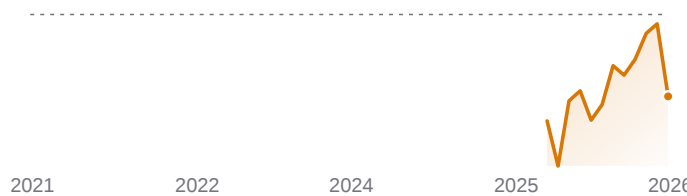


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

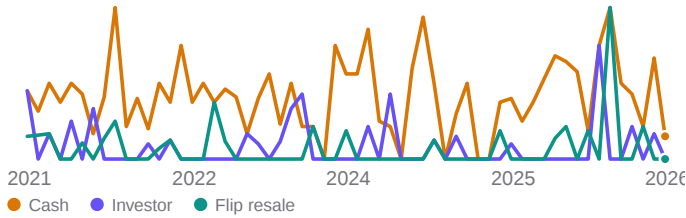
3.2%



BUYERS & OUTCOMES

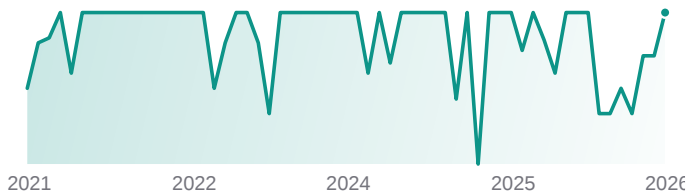
Buyer mix

Cash 10% · Investor 0% · Flip resale 0%



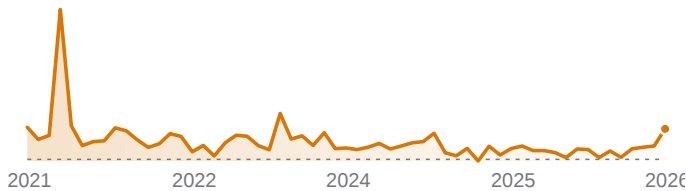
Sellers who sold at a gain

100%

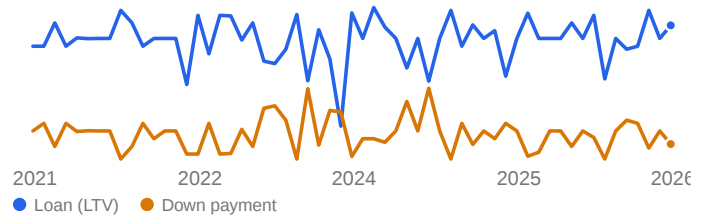


Median annualized return at resale

+17.6%

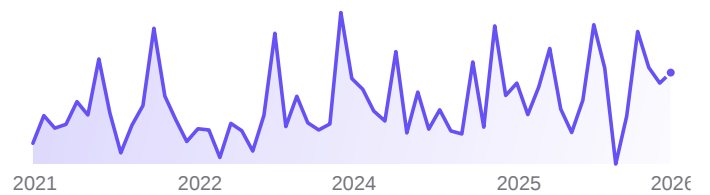


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



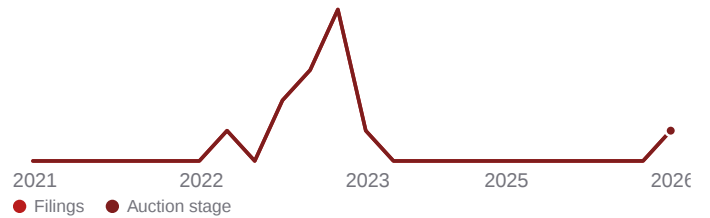
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,223
Median value (AVM)	\$502K
Median size	1,587 ft²
Median bedrooms	3
Median year built	1983
Single family	77%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.4%
Owner occupied	64%
Company owned	19%
Median loan-to-value	36%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	5,859
Density	126 / mi ²
Median household income	\$77K
Average household income	\$93K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	302
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	6.5%
Unemployment	1.2%
Average temp	50°F
Annual precip	76 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.