

Wheeler 97147

ZIP code · OR · Oregon · Tillamook County · Wheeler

SELLER'S MARKET

\$318K

MEDIAN SALE PRICE

-33.5%

1-YR CHANGE

11

SALES (12 MO)

\$431K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



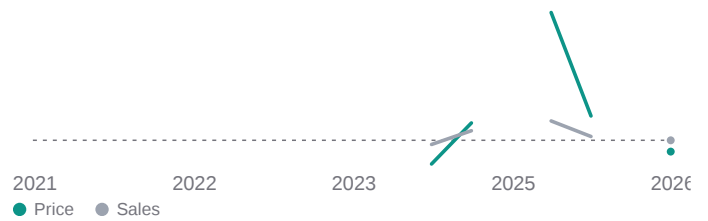
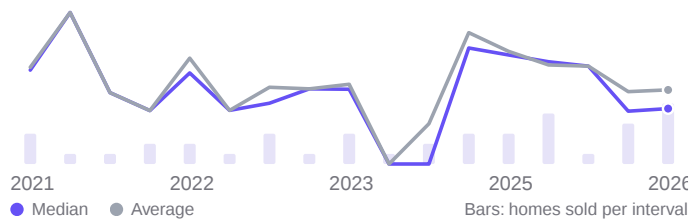
MARKET TRENDS (5 YEARS)

Sale prices

Median \$307K · Average \$376K

Growth (year over year)

Price -33.5% · Sales +0.0%

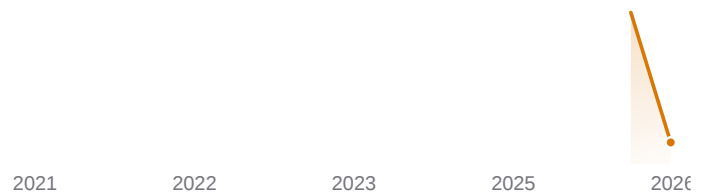
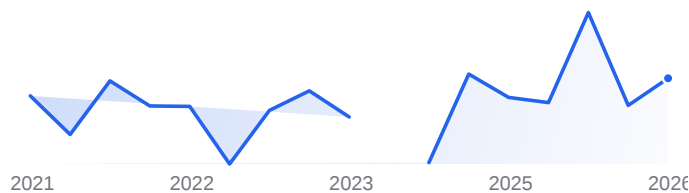


Price per square foot

\$312/ft²

Sale premium vs estimated value

+0.1%



Annual turnover (share of homes sold)

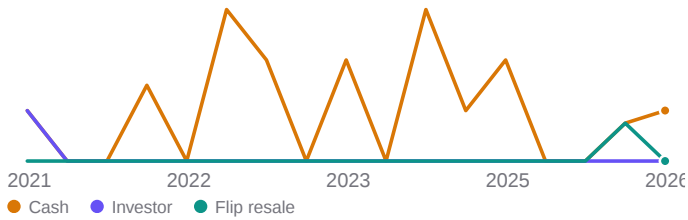
4.7%



BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



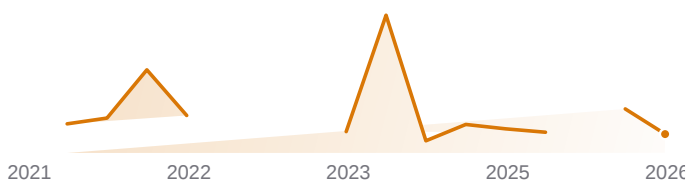
Sellers who sold at a gain

100%



Median annualized return at resale

+5.9%

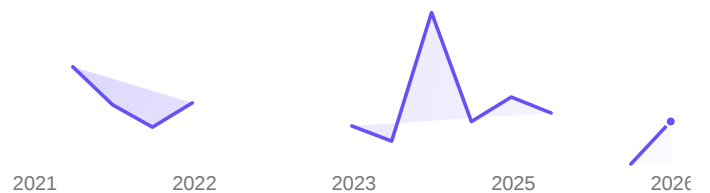


Financing (share of purchase price) Loan (LTV) 62% · Down payment 9.1%



Typical hold before selling

6.9 yrs



HOUSING STOCK

Homes	236
Median value (AVM)	\$431K
Median size	1,482 ft²
Median bedrooms	3
Median year built	1978
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.5%
Owner occupied	14%
Company owned	23%
Median loan-to-value	21%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	50
Density	48 / mi²
Median household income	\$60K
Average household income	\$80K
Crime index (US avg 100)	135
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	297
Homes occupied	53%
Bachelor's or higher	27%
Poverty rate	6.9%
Unemployment	0.8%
Average temp	49°F
Annual precip	127 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.