

Neskowin 97149

ZIP code · OR · Oregon · Tillamook County · Neskowin

BUYER'S MARKET

\$605K

MEDIAN SALE PRICE

-18.3%

1-YR CHANGE

34

SALES (12 MO)

\$740K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



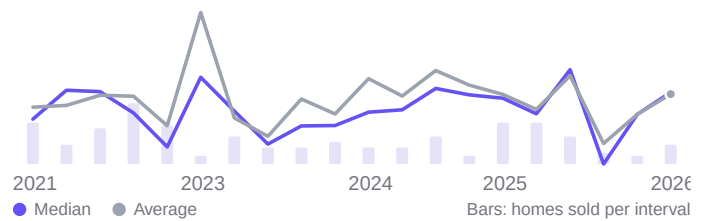
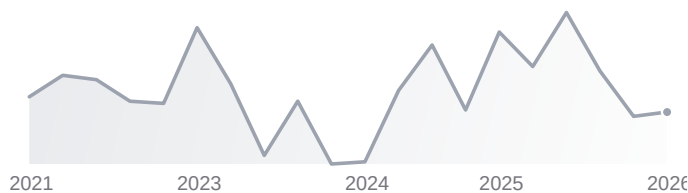
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

34 / 100

Sale prices

Median \$750K · Average \$734K

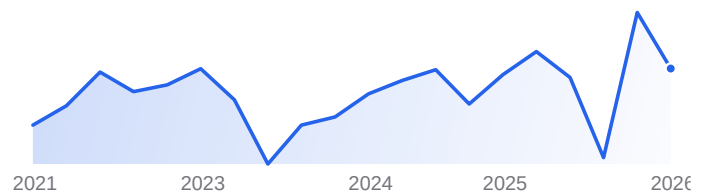
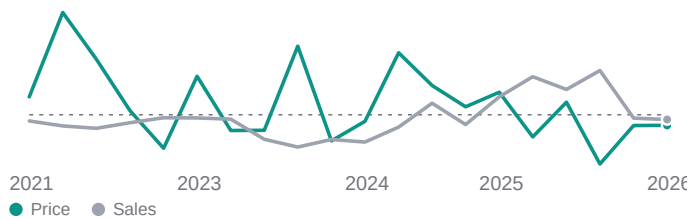


Growth (year over year)

Price -18.3% · Sales -8.1%

Price per square foot

\$433/ft²

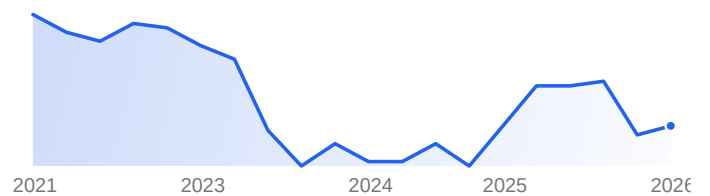


Sale premium vs estimated value

-1.1%

Annual turnover (share of homes sold)

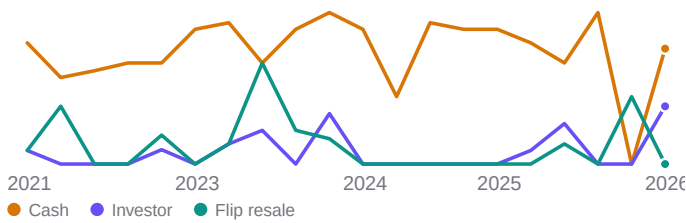
3.2%



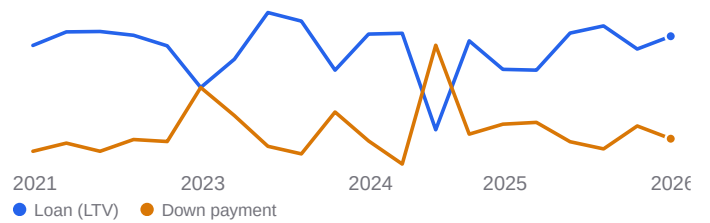
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 29% · Flip resale 0%

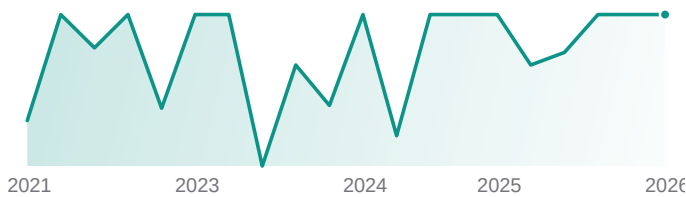


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



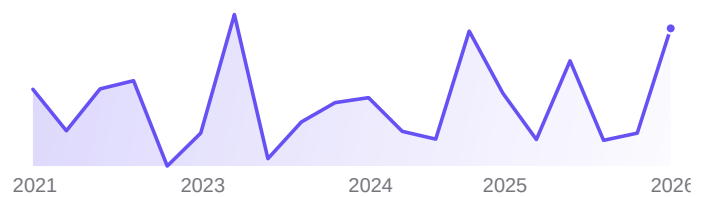
Sellers who sold at a gain

100%



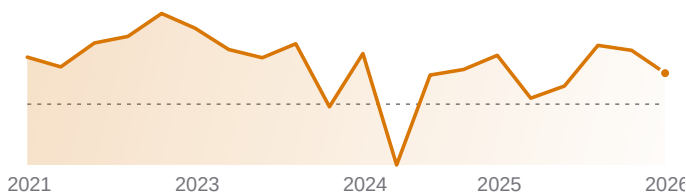
Typical hold before selling

11.1 yrs



Median annualized return at resale

+5.9%



HOUSING STOCK

Homes	1,049
Median value (AVM)	\$740K
Median size	1,683 ft²
Median bedrooms	3
Median year built	1980
Single family	76%
Condos	15%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	81%
Underwater (LTV 125% or more)	0.5%
Owner occupied	25%
Company owned	39%
Median loan-to-value	6%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	454
Density	11 / mi²
Median household income	\$87K
Average household income	\$90K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	301
Homes occupied	36%
Bachelor's or higher	9%
Poverty rate	10.4%
Unemployment	1.2%
Average temp	49°F
Annual precip	113 in
Sunshine	48%

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