

Neotsu 97364

ZIP code · OR · Oregon > Lincoln County > Neotsu

BALANCED MARKET

\$352K

MEDIAN SALE PRICE

-35.6%

1-YR CHANGE

8

SALES (12 MO)

\$529K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

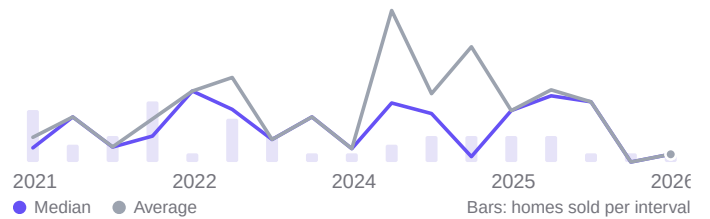
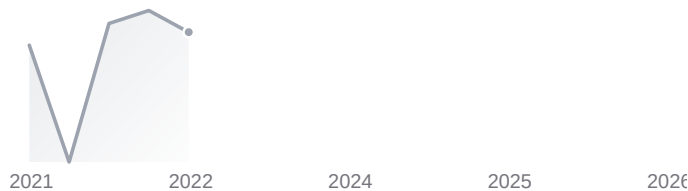
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$368K · Average \$368K

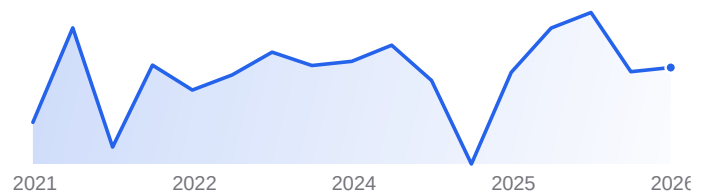
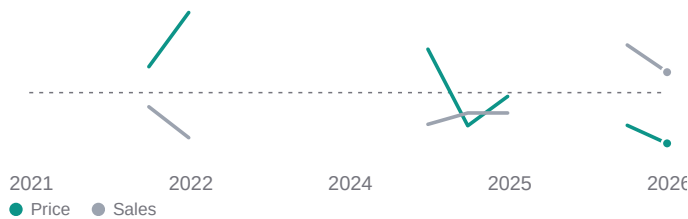


Growth (year over year)

Price -35.6% · Sales +14.3%

Price per square foot

\$306/ft²

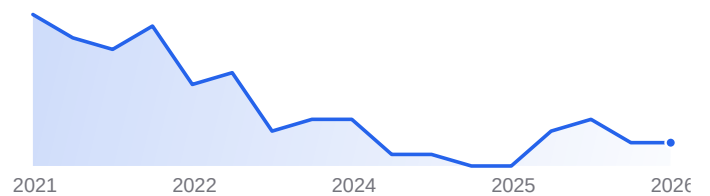


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

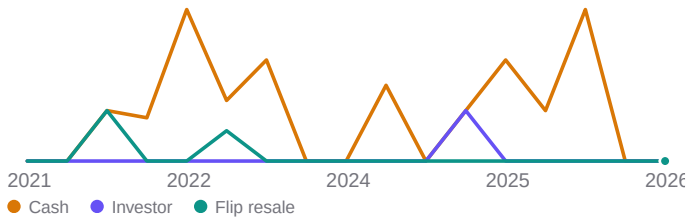
2.4%



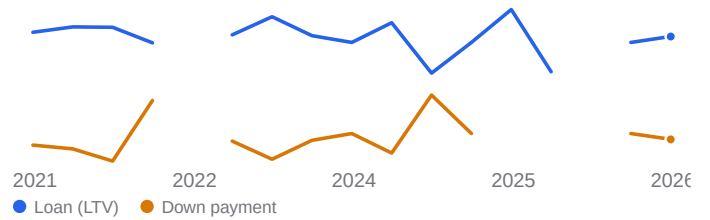
BUYERS & OUTCOMES

Buyer mix

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

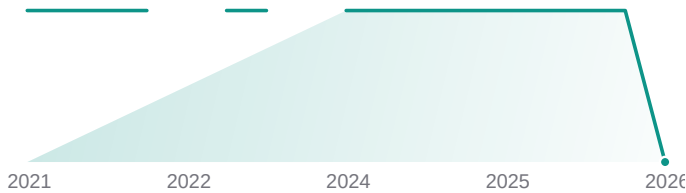


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



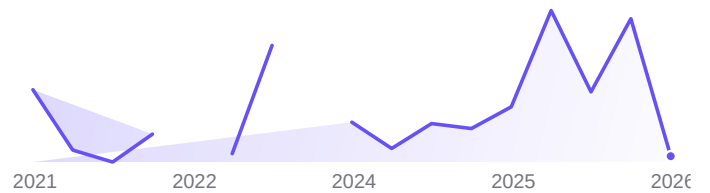
Sellers who sold at a gain

0%



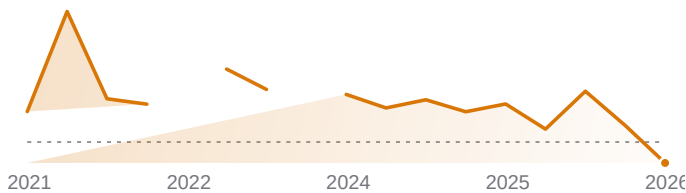
Typical hold before selling

3.9 yrs



Median annualized return at resale

-4.2%



HOUSING STOCK

Homes	334
Median value (AVM)	\$529K
Median size	1,670 ft²
Median bedrooms	3
Median year built	1970
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.1%
Owner occupied	37%
Company owned	26%
Median loan-to-value	20%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	215
Density	698 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	300
Homes occupied	66%
Bachelor's or higher	23%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	51°F
Annual precip	85 in
Sunshine	47%

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.