

Newport 97365

ZIP code · OR · Oregon > Lincoln County > Newport

BALANCED MARKET

\$473K

MEDIAN SALE PRICE

+6.2%

1-YR CHANGE

164

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



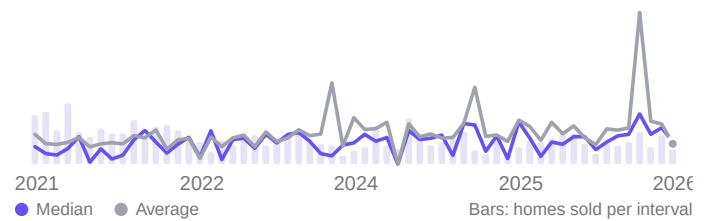
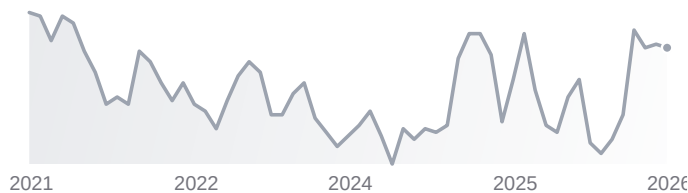
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$425K · Average \$413K

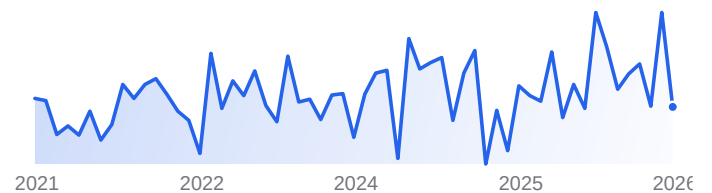
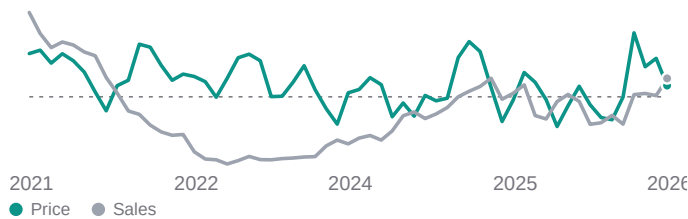


Growth (year over year)

Price +6.2% · Sales +10.1%

Price per square foot

\$267/ft²

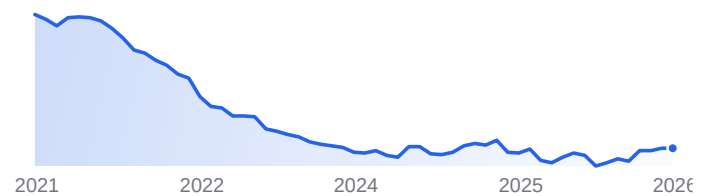
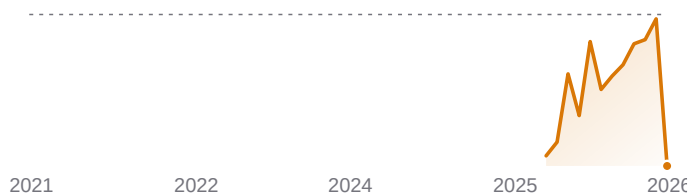


Sale premium vs estimated value

-4.5%

Annual turnover (share of homes sold)

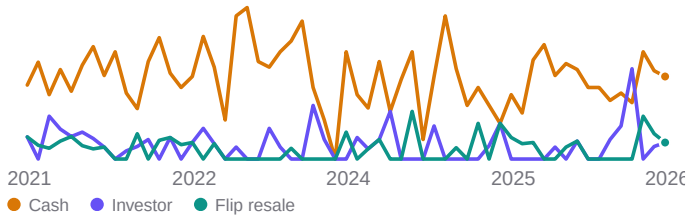
3.3%



BUYERS & OUTCOMES

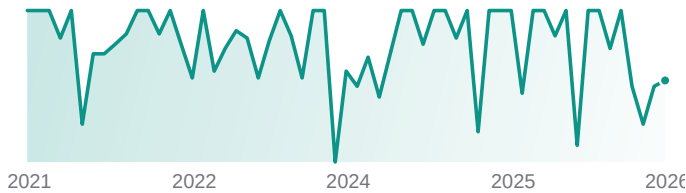
Buyer mix

Cash 38% · Investor 7.7% · Flip resale 7.7%



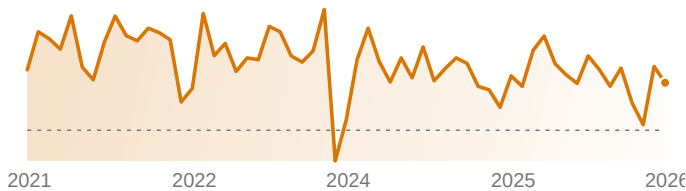
Sellers who sold at a gain

77%

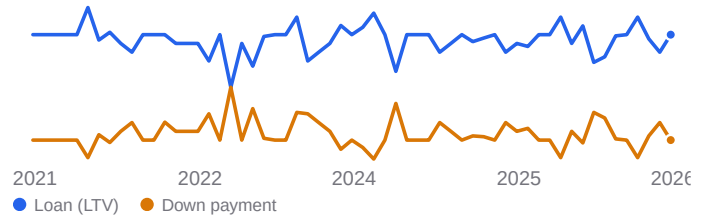


Median annualized return at resale

+5.2%

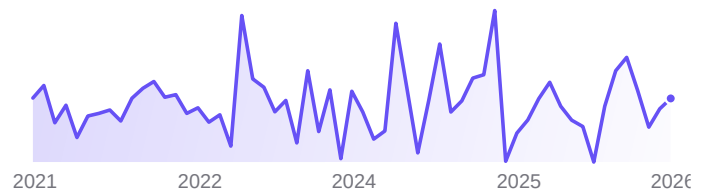


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



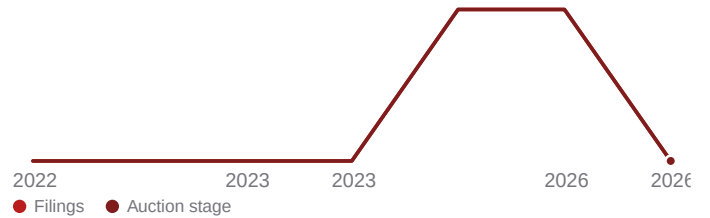
Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,907
Median value (AVM)	\$466K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1978
Single family	68%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.3%
Owner occupied	53%
Company owned	29%
Median loan-to-value	29%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	8,574
Density	161 / mi²
Median household income	\$60K
Average household income	\$79K
Crime index (US avg 100)	107
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	328
Homes occupied	83%
Bachelor's or higher	16%
Poverty rate	16.3%
Unemployment	1.0%
Average temp	50°F
Annual precip	75 in
Sunshine	47%

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.