

South Beach 97366

ZIP code · OR · Oregon > Lincoln County

BALANCED MARKET

\$378K

MEDIAN SALE PRICE

-35.4%

1-YR CHANGE

45

SALES (12 MO)

\$525K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



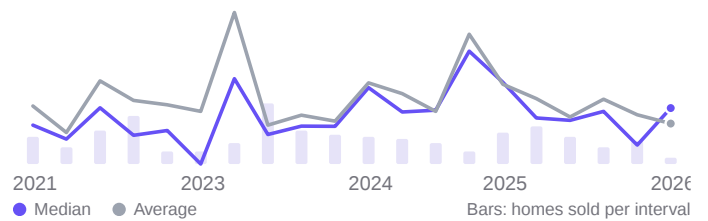
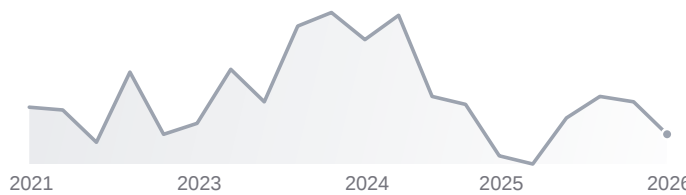
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$480K · Average \$410K

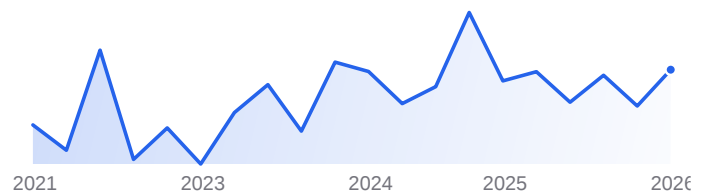
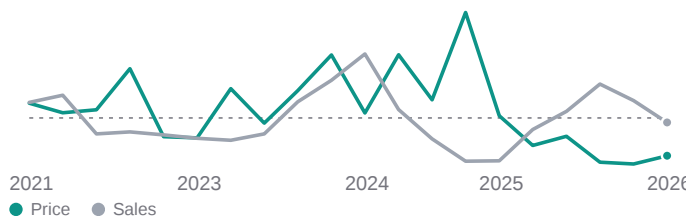


Growth (year over year)

Price -35.4% · Sales -4.3%

Price per square foot

\$354/ft²

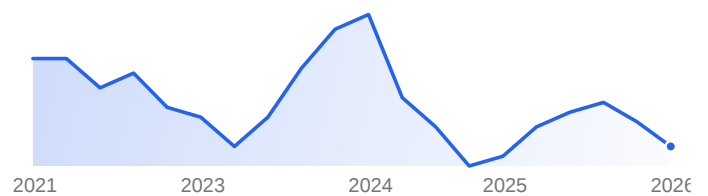


Sale premium vs estimated value

+2.6%

Annual turnover (share of homes sold)

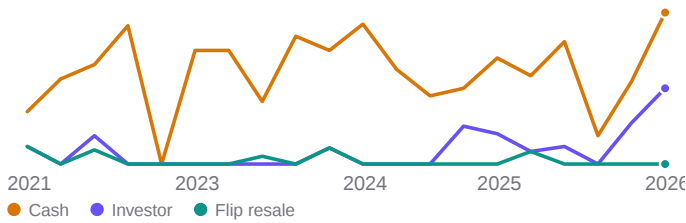
3.7%



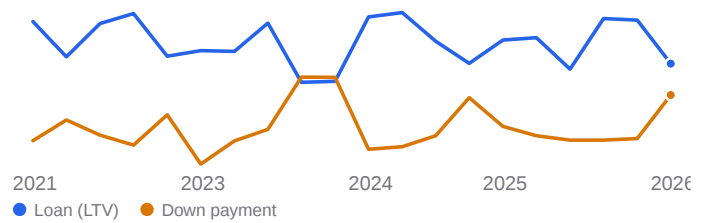
BUYERS & OUTCOMES

Buyer mix

Cash 67% · Investor 33% · Flip resale 0%

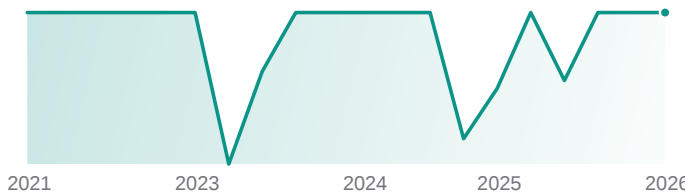


Financing (share of purchase price) Loan (LTV) 58% · Down payment 42%



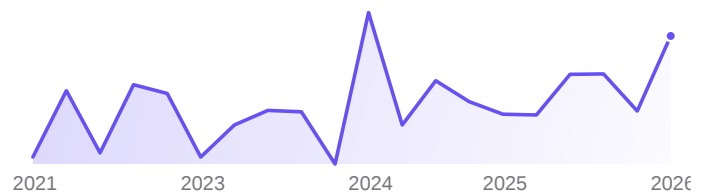
Sellers who sold at a gain

100%



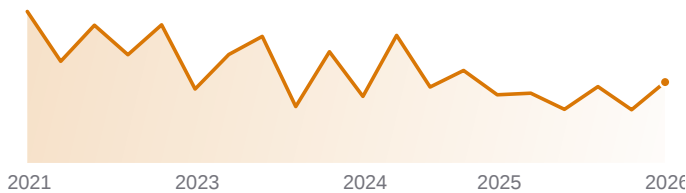
Typical hold before selling

11.0 yrs



Median annualized return at resale

+7.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,232
Median value (AVM)	\$525K
Median size	1,582 ft²
Median bedrooms	3
Median year built	1987
Single family	69%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.4%
Owner occupied	56%
Company owned	30%
Median loan-to-value	28%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	1,063
Density	92 / mi²
Median household income	\$84K
Average household income	\$107K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	335
Homes occupied	72%
Bachelor's or higher	13%
Poverty rate	5.8%
Unemployment	1.0%
Average temp	51°F
Annual precip	71 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.