

Gleneden Beach 97388

ZIP code · OR · Oregon > Lincoln County

BALANCED MARKET

\$494K

MEDIAN SALE PRICE

-27.0%

1-YR CHANGE

55

SALES (12 MO)

\$622K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



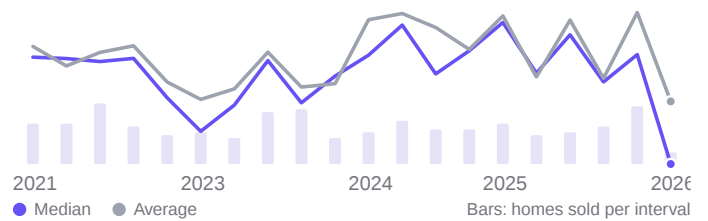
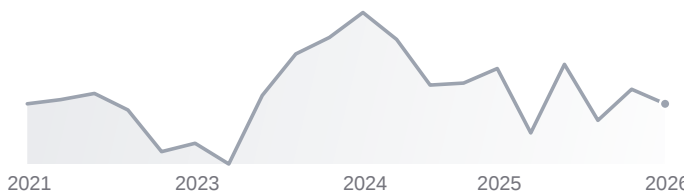
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$190K · Average \$423K

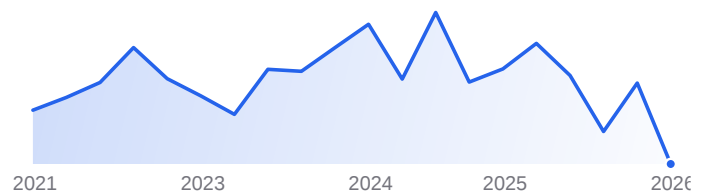
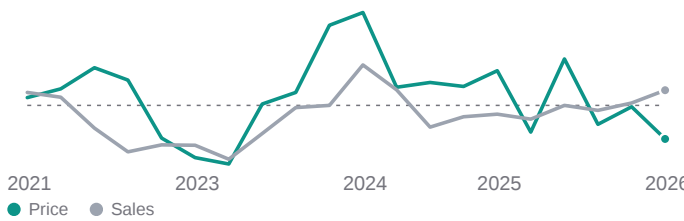


Growth (year over year)

Price -27.0% · Sales +12.2%

Price per square foot

\$198/ft²

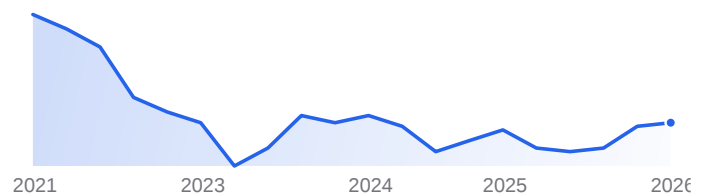


Sale premium vs estimated value

-3.2%

Annual turnover (share of homes sold)

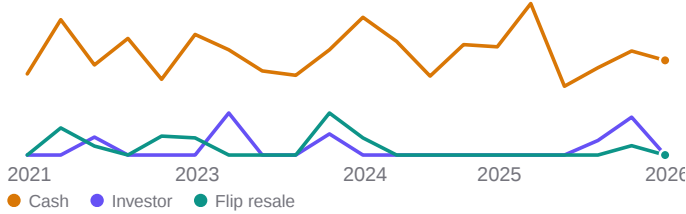
5.0%



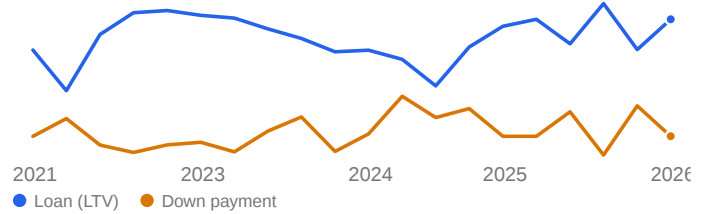
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

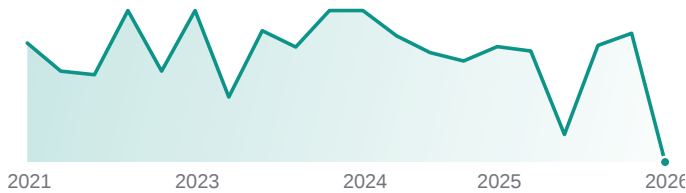


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



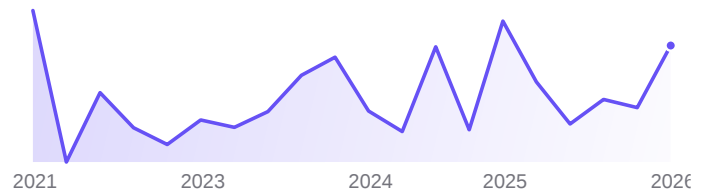
Sellers who sold at a gain

50%



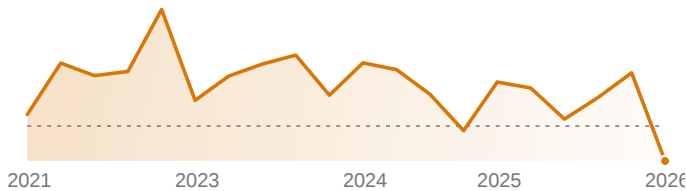
Typical hold before selling

8.7 yrs



Median annualized return at resale

-5.8%



HOUSING STOCK

Homes	1,090
Median value (AVM)	\$622K
Median size	1,737 ft²
Median bedrooms	3
Median year built	1980
Single family	80%
Condos	8.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	4.8%
Company owned	35%
Median loan-to-value	15%

Typical ownership tenure

8.4 yrs

COMMUNITY

Population	621
Density	146 / mi²
Median household income	\$69K
Average household income	\$87K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	314
Homes occupied	50%
Bachelor's or higher	20%
Poverty rate	7.8%
Unemployment	0.9%
Average temp	51°F
Annual precip	80 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.