

Tidewater 97390

ZIP code · OR · Oregon > Lincoln County

STRONG BUYER'S MARKET

\$302K

MEDIAN SALE PRICE

15

SALES (12 MO)

\$379K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 17 / 100



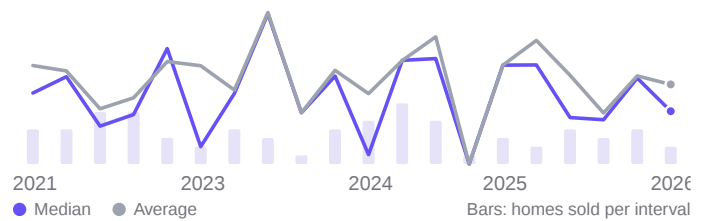
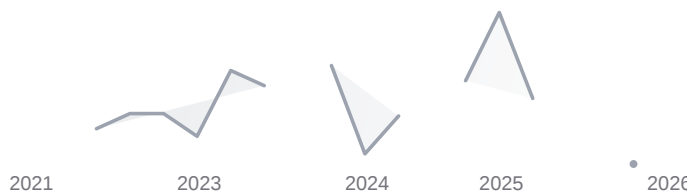
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

17 / 100

Sale prices

Median \$225K · Average \$312K

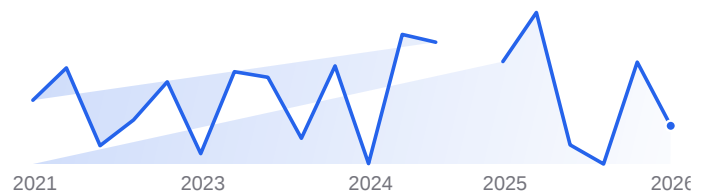
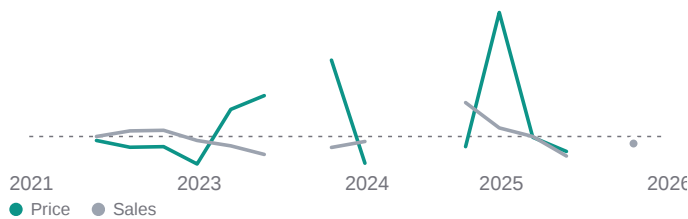


Growth (year over year)

Price -15.0% · Sales -18.8%

Price per square foot

\$145/ft²

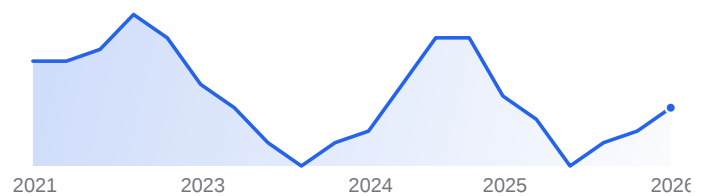


Sale premium vs estimated value

+35.3%

Annual turnover (share of homes sold)

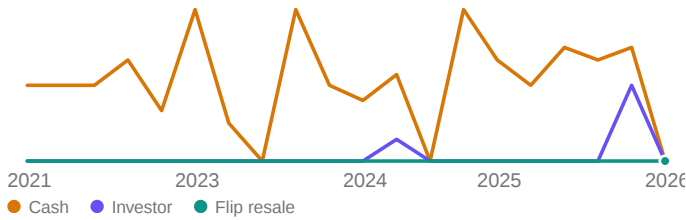
3.0%



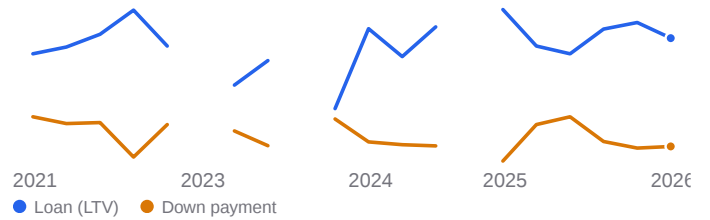
BUYERS & OUTCOMES

Buyer mix

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

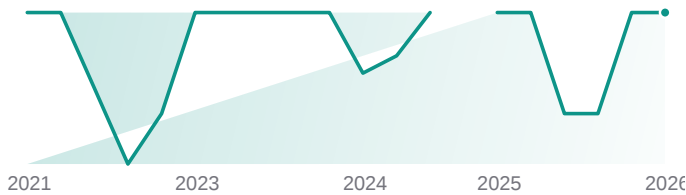


Financing (share of purchase price) Loan (LTV) 80% · Down payment 11%



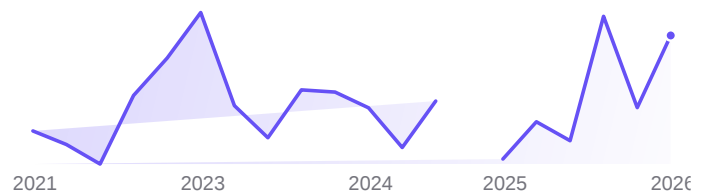
Sellers who sold at a gain

100%



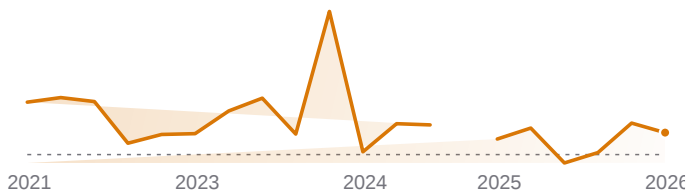
Typical hold before selling

16.1 yrs



Median annualized return at resale

+5.6%



HOUSING STOCK

Homes	492
Median value (AVM)	\$379K
Median size	1,392 ft²
Median bedrooms	2
Median year built	1978
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	1.6%
Owner occupied	30%
Company owned	25%
Median loan-to-value	0%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	979
Density	9 / mi²
Median household income	\$59K
Average household income	\$69K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	314
Homes occupied	74%
Bachelor's or higher	19%
Poverty rate	13.4%
Unemployment	0.9%
Average temp	51°F
Annual precip	90 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.