

Toledo 97391

ZIP code · OR · Oregon > Lincoln County > Toledo

BALANCED MARKET

\$340K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

78

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



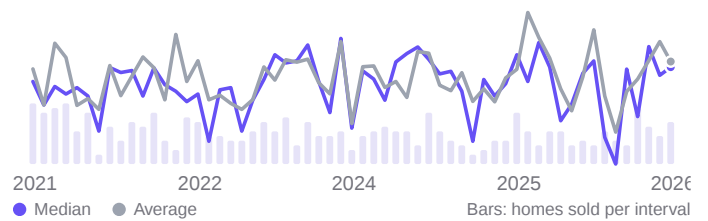
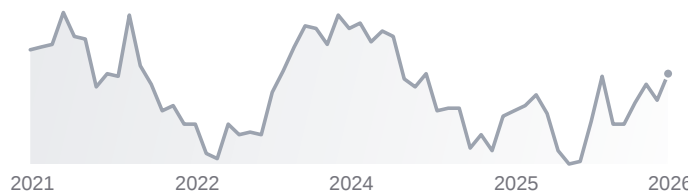
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$330K · Average \$344K

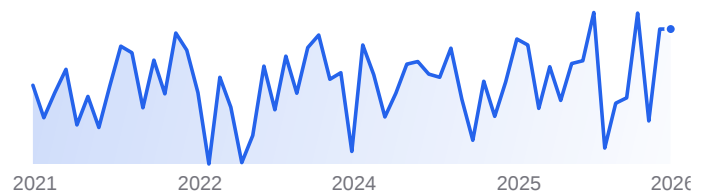
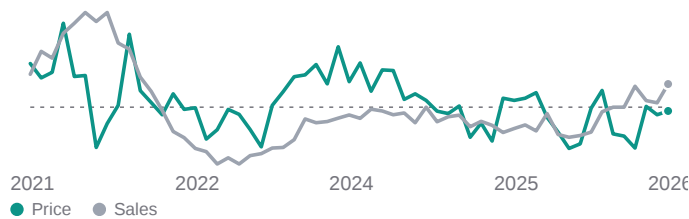


Growth (year over year)

Price -2.4% · Sales +14.7%

Price per square foot

\$287/ft²



Sale premium vs estimated value

-3.9%

Annual turnover (share of homes sold)

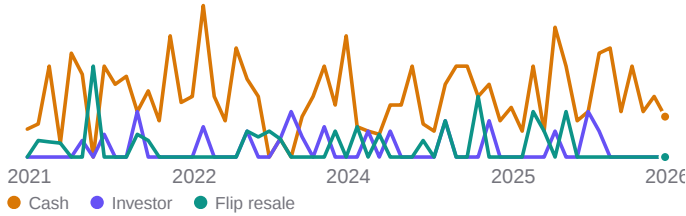
3.4%



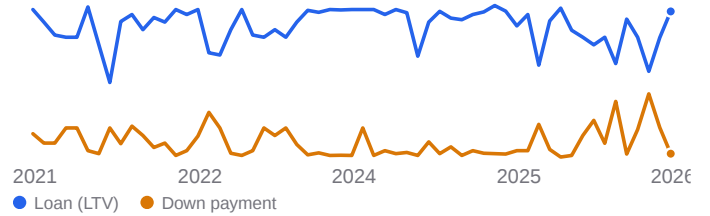
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 0% · Flip resale 0%

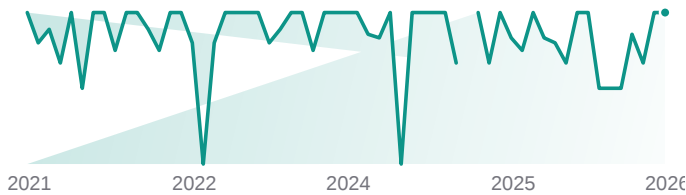


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



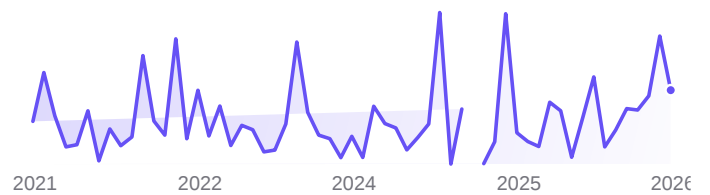
Sellers who sold at a gain

100%



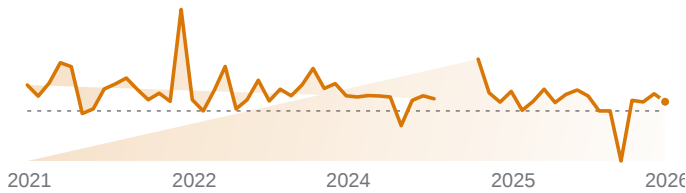
Typical hold before selling

9.8 yrs



Median annualized return at resale

+4.0%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,278
Median value (AVM)	\$315K
Median size	1,500 ft²
Median bedrooms	3
Median year built	1970
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	66%
Company owned	14%
Median loan-to-value	39%
Typical ownership tenure	13.2 yrs

COMMUNITY

Population	5,203
Density	62 / mi²
Median household income	\$57K
Average household income	\$83K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	310
Homes occupied	92%
Bachelor's or higher	17%
Poverty rate	26.5%
Unemployment	1.3%
Average temp	51°F
Annual precip	77 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.