

Waldport 97394

ZIP code · OR · Oregon > Lincoln County > Waldport

BALANCED MARKET

\$360K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

155

SALES (12 MO)

\$444K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 55 / 100



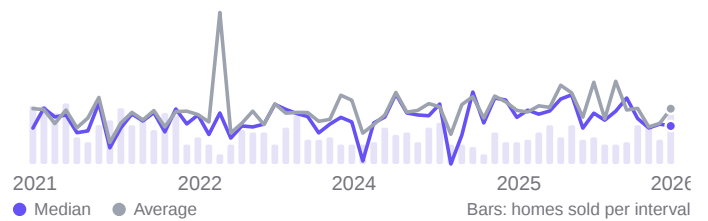
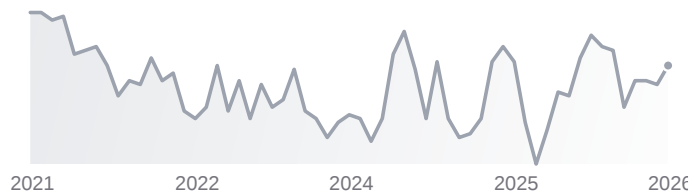
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

55 / 100

Sale prices

Median \$360K · Average \$446K

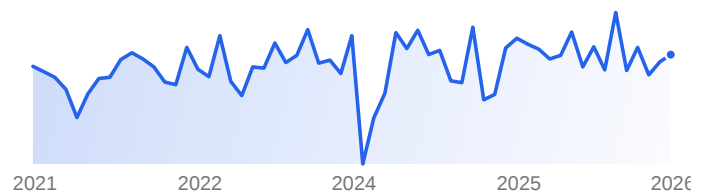
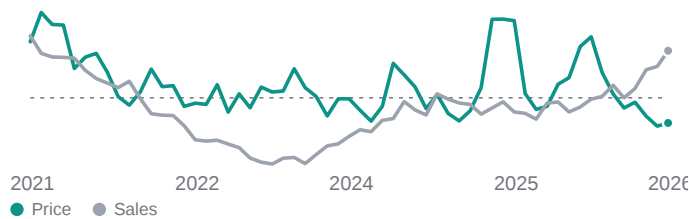


Growth (year over year)

Price -14.4% · Sales +27.0%

Price per square foot

\$299/ft²

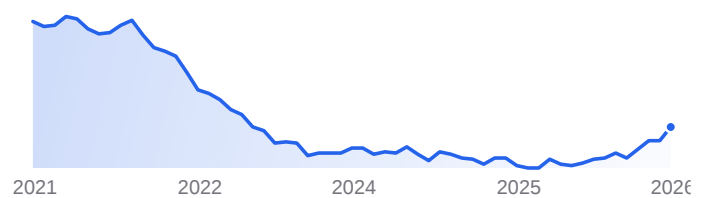


Sale premium vs estimated value

+5.5%

Annual turnover (share of homes sold)

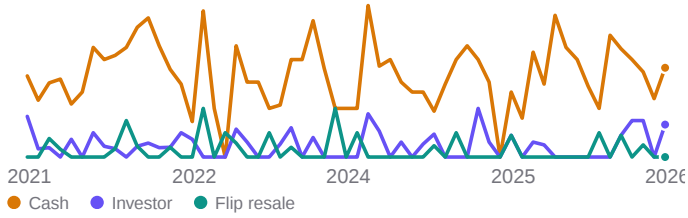
4.0%



BUYERS & OUTCOMES

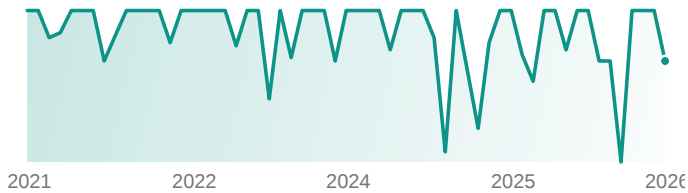
Buyer mix

Cash 46% · Investor 17% · Flip resale 0%



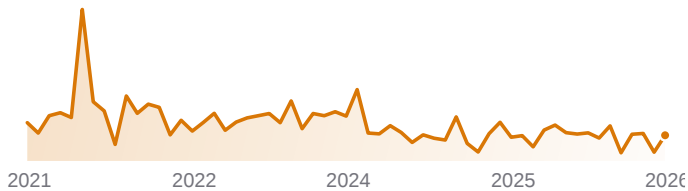
Sellers who sold at a gain

86%

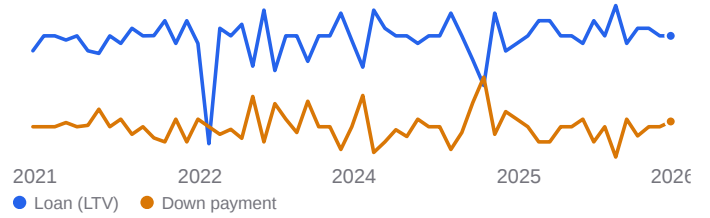


Median annualized return at resale

+6.3%

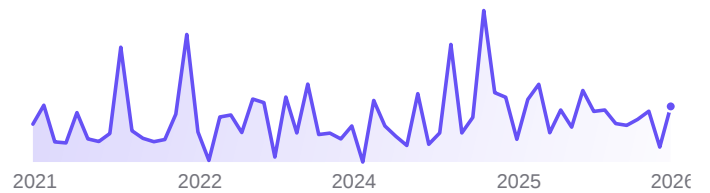


Financing (share of purchase price) Loan (LTV) 80% · Down payment 23%



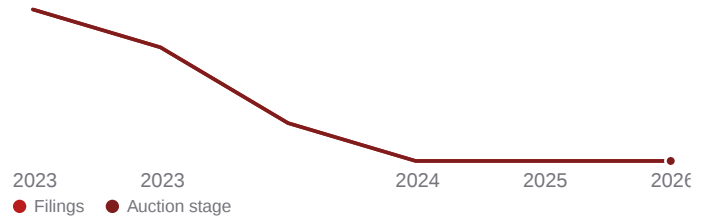
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,837
Median value (AVM)	\$444K
Median size	1,444 ft²
Median bedrooms	2
Median year built	1984
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	1.2%
Owner occupied	37%
Company owned	28%
Median loan-to-value	27%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	5,059
Density	62 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	325
Homes occupied	74%
Bachelor's or higher	15%
Poverty rate	14.8%
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. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.