

Broadbent 97414

ZIP code · OR · Oregon > Coos County

\$375K

MEDIAN SALE PRICE

2

SALES (12 MO)

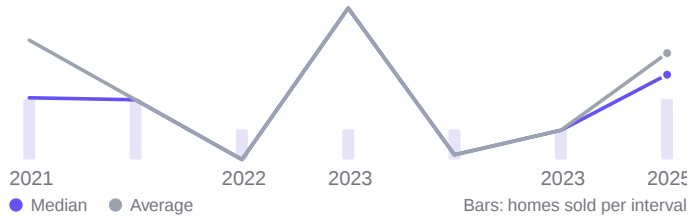
\$260K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

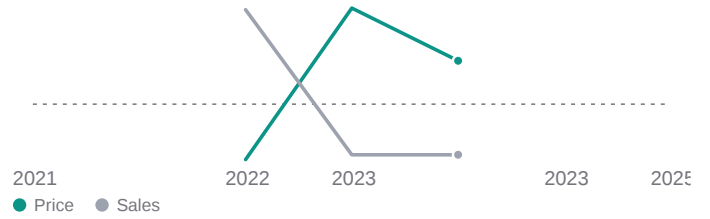
Sale prices

Median \$375K · Average \$463K



Growth (year over year)

Price +61.3% · Sales -71.4%



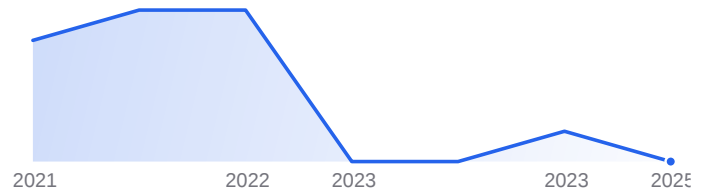
Price per square foot

\$202/ft²



Annual turnover (share of homes sold)

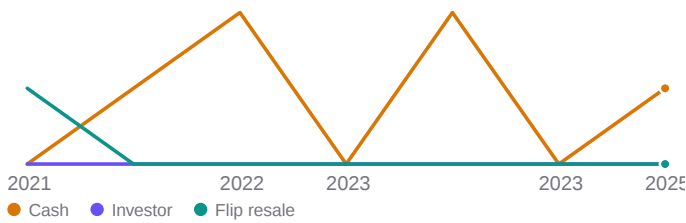
2.2%



BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.3%



Sellers who sold at a gain

0%



Typical hold before selling

15.9 yrs



Median annualized return at resale

-6.5%



HOUSING STOCK

Homes	89
Median value (AVM)	\$260K
Median size	1,360 ft²
Median bedrooms	3
Median year built	1960
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	78%
Underwater (LTV 125% or more)	2.0%
Owner occupied	51%
Company owned	19%
Median loan-to-value	14%
Typical ownership tenure	12.3 yrs

COMMUNITY

Population	328
Density	13 / mi ²
Median household income	\$52K
Average household income	\$55K
Crime index (US avg 100)	115
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	320
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	28.2%
Unemployment	0.9%
Average temp	53°F
Annual precip	62 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.