

Coos Bay 97420

ZIP code · OR · Oregon > Coos County > Coos Bay

BUYER'S MARKET

\$303K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

401

SALES (12 MO)

\$313K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



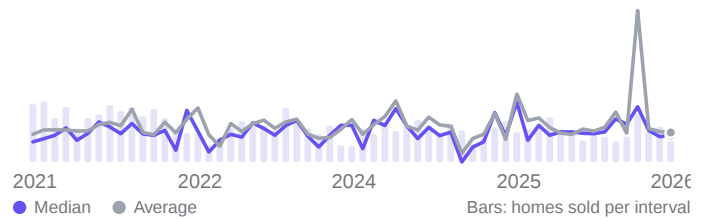
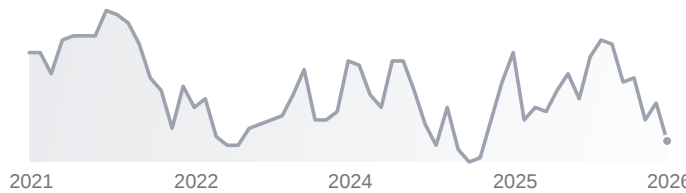
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$300K · Average \$308K

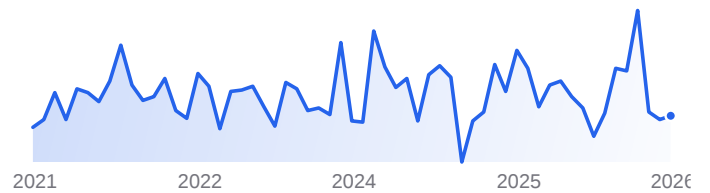
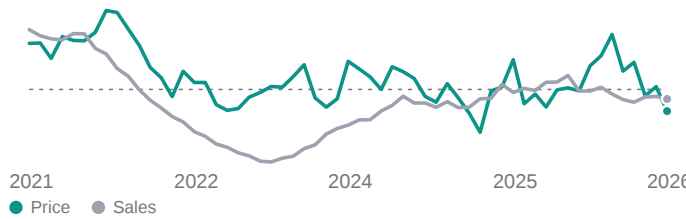


Growth (year over year)

Price -10.3% · Sales -4.5%

Price per square foot

\$218/ft²

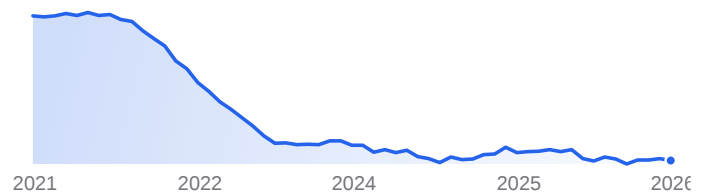


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

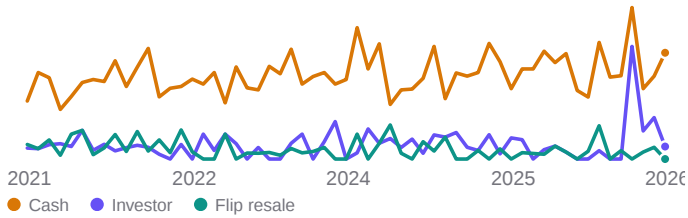
3.8%



BUYERS & OUTCOMES

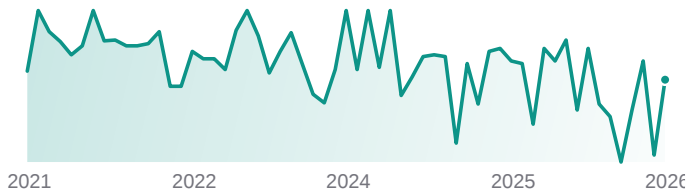
Buyer mix

Cash 47% · Investor 5.6% · Flip resale 0%



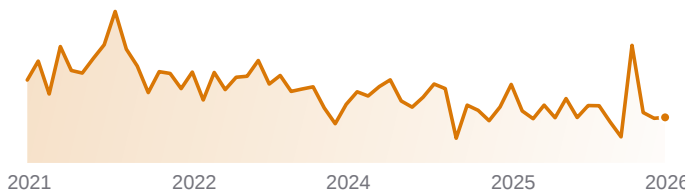
Sellers who sold at a gain

87%

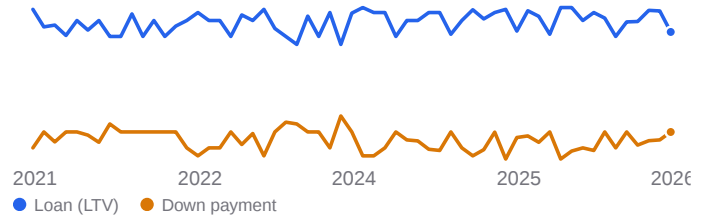


Median annualized return at resale

+5.3%

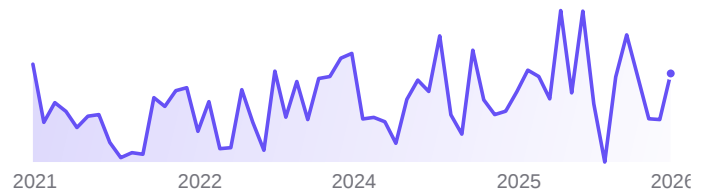


Financing (share of purchase price) Loan (LTV) 83% · Down payment 20%



Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,514
Median value (AVM)	\$313K
Median size	1,400 ft²
Median bedrooms	3
Median year built	1967
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	68%
Company owned	19%
Median loan-to-value	36%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	26,791
Density	83 / mi²
Median household income	\$62K
Average household income	\$78K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	351
Homes occupied	91%
Bachelor's or higher	12%
Poverty rate	12.6%
Unemployment	1.2%
Average temp	52°F
Annual precip	72 in
Sunshine	48%

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.