

Gold Beach 97444

ZIP code · OR · Oregon > Curry County > Gold Beach

BALANCED MARKET

\$378K

MEDIAN SALE PRICE

+18.5%

1-YR CHANGE

72

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



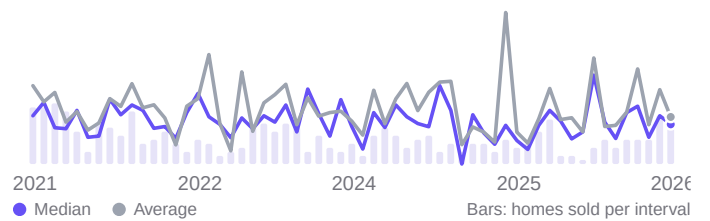
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$385K · Average \$419K

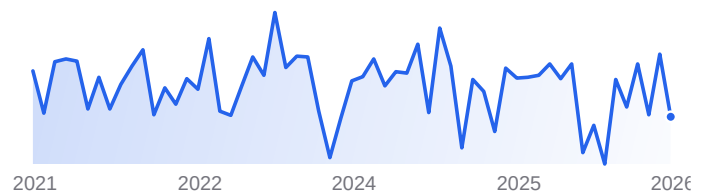
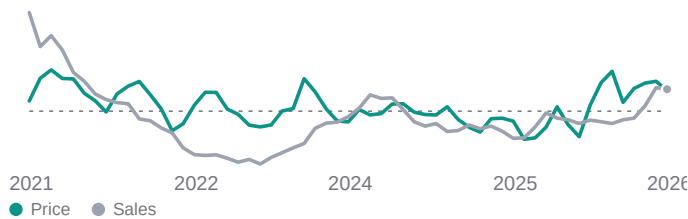


Growth (year over year)

Price +18.5% · Sales +20.0%

Price per square foot

\$220/ft²

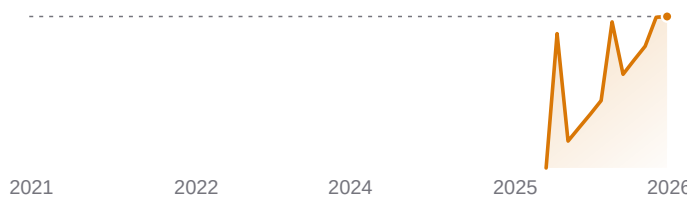


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

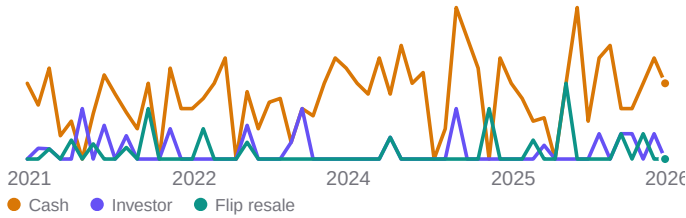
2.4%



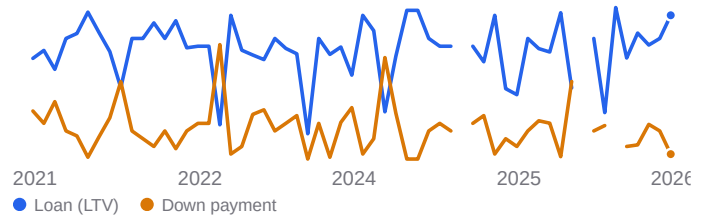
BUYERS & OUTCOMES

Buyer mix

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

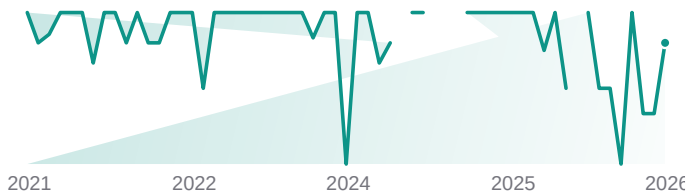


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



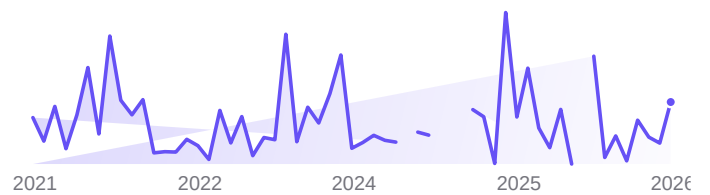
Sellers who sold at a gain

80%



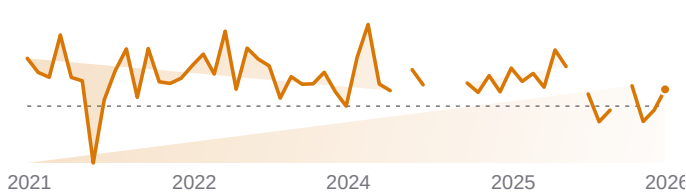
Typical hold before selling

8.3 yrs



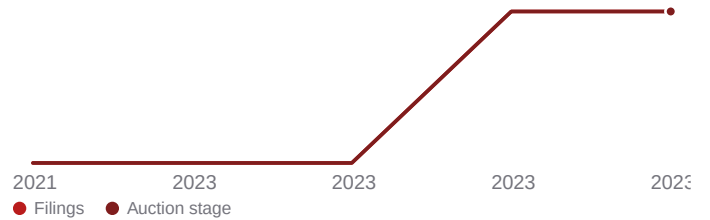
Median annualized return at resale

+4.6%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,053
Median value (AVM)	\$451K
Median size	1,414 ft²
Median bedrooms	2
Median year built	1981
Single family	63%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.7%
Owner occupied	45%
Company owned	28%
Median loan-to-value	39%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	4,796
Density	16 / mi ²
Median household income	\$67K
Average household income	\$97K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	450
Homes occupied	84%
Bachelor's or higher	14%
Poverty rate	12.9%
Unemployment	1.6%
Average temp	54°F
Annual precip	118 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.