

Lakeside 97449

ZIP code · OR · Oregon > Coos County > Lakeside

SELLER'S MARKET

\$261K

MEDIAN SALE PRICE

+2.2%

1-YR CHANGE

62

SALES (12 MO)

\$289K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



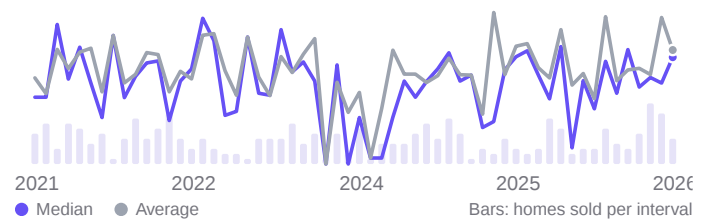
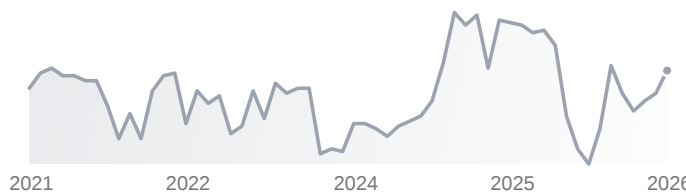
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$299K · Average \$317K

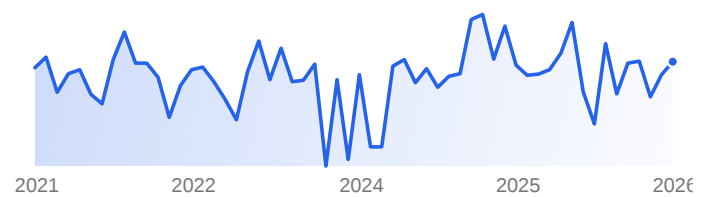
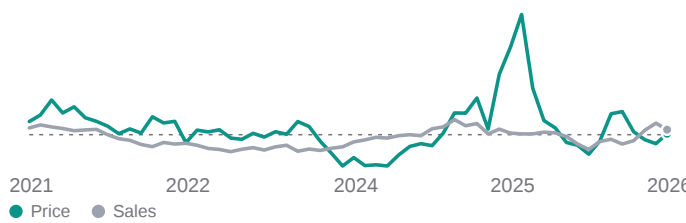


Growth (year over year)

Price +2.2% · Sales +10.7%

Price per square foot

\$243/ft²

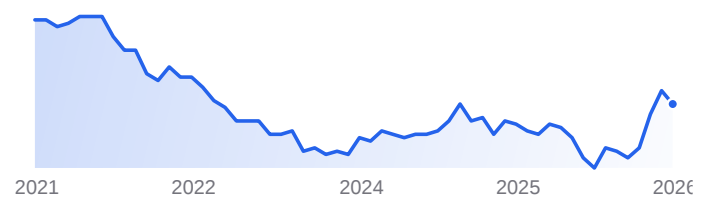
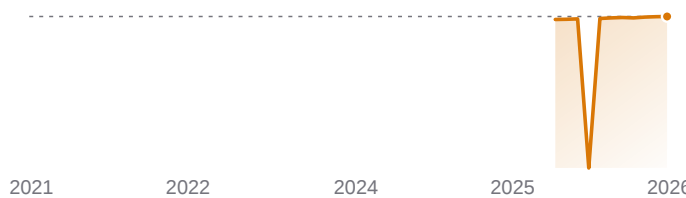


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

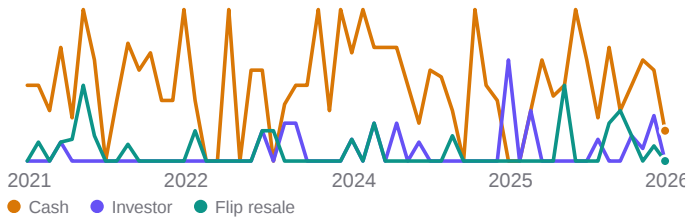
4.3%



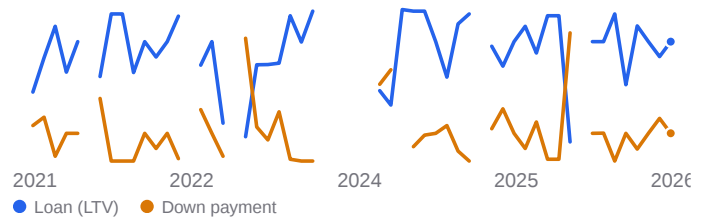
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

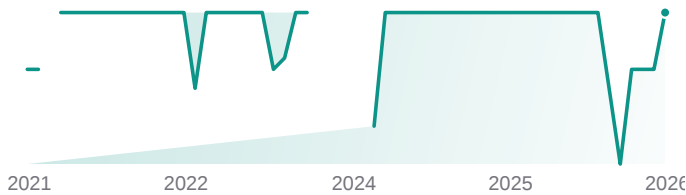


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



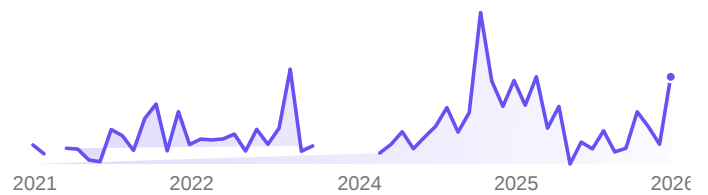
Sellers who sold at a gain

100%



Typical hold before selling

11.0 yrs



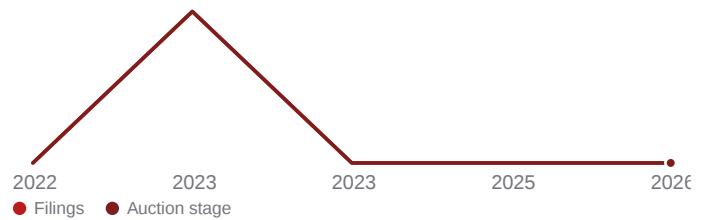
Median annualized return at resale

+9.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,451
Median value (AVM)	\$289K
Median size	1,188 ft²
Median bedrooms	2
Median year built	1983
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	2.2%
Owner occupied	43%
Company owned	24%
Median loan-to-value	0%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	1,923
Density	31 / mi²
Median household income	\$72K
Average household income	\$84K
Crime index (US avg 100)	133
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	322
Homes occupied	67%
Bachelor's or higher	11%
Poverty rate	8.3%
Unemployment	0.9%
Average temp	53°F
Annual precip	73 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.