

Myrtle Point 97458

ZIP code · OR · Oregon > Coos County > Myrtle Point

BALANCED MARKET

\$275K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

60

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



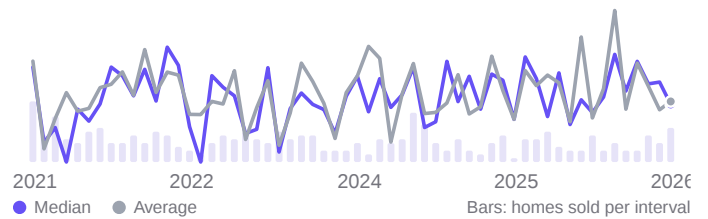
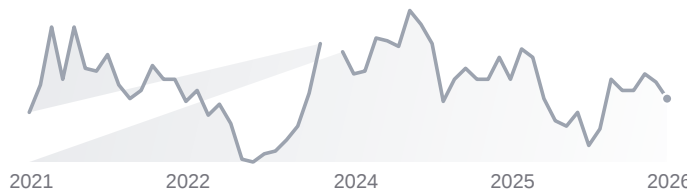
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$250K · Average \$255K

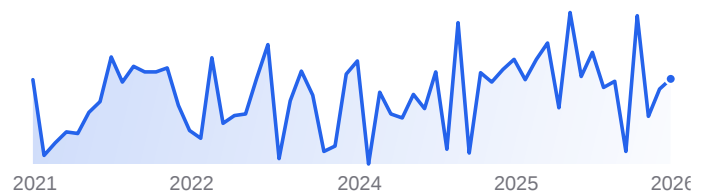
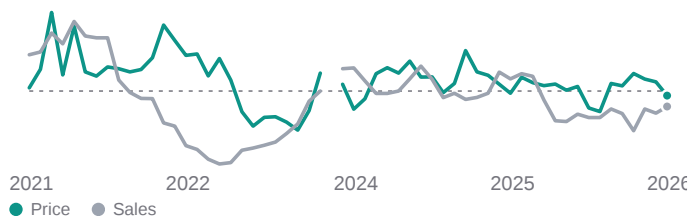


Growth (year over year)

Price -3.1% · Sales -10.4%

Price per square foot

\$214/ft²

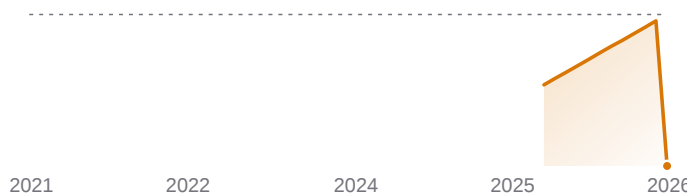


Sale premium vs estimated value

-12.3%

Annual turnover (share of homes sold)

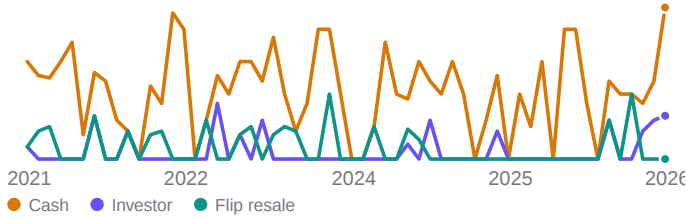
3.2%



BUYERS & OUTCOMES

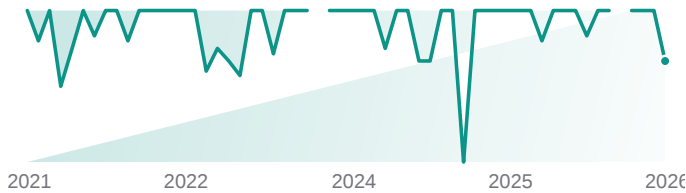
Buyer mix

Cash 78% · Investor 22% · Flip resale 0%



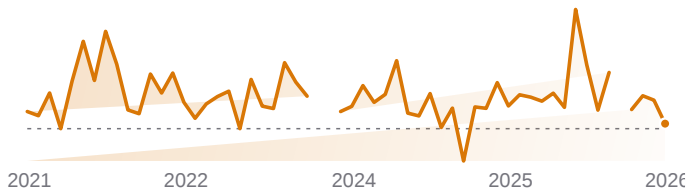
Sellers who sold at a gain

67%

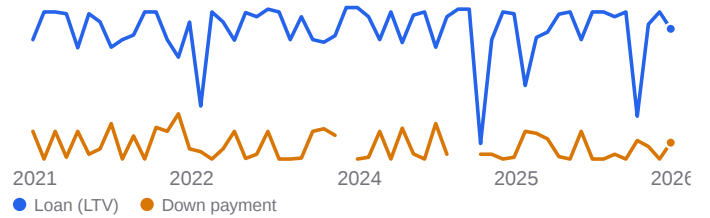


Median annualized return at resale

+1.2%

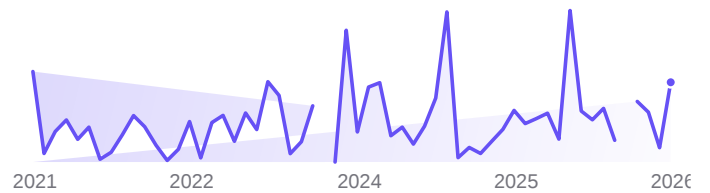


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



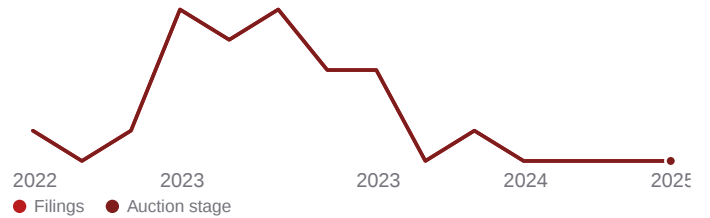
Typical hold before selling

10.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,873
Median value (AVM)	\$288K
Median size	1,412 ft²
Median bedrooms	3
Median year built	1960
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	17%
Median loan-to-value	32%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	5,094
Density	9 / mi²
Median household income	\$55K
Average household income	\$70K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	312
Homes occupied	91%
Bachelor's or higher	9%
Poverty rate	18.1%
Unemployment	0.8%
Average temp	52°F
Annual precip	74 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.