

Reedsport 97467

ZIP code · OR · Oregon > Douglas County > Reedsport

BUYER'S MARKET

\$317K

MEDIAN SALE PRICE

-14.4%

1-YR CHANGE

60

SALES (12 MO)

\$306K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



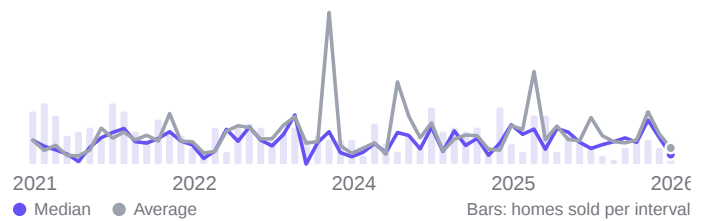
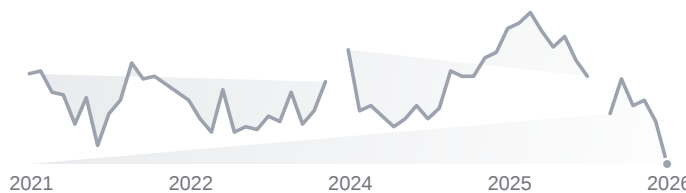
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

27 / 100

Sale prices

Median \$205K · Average \$248K

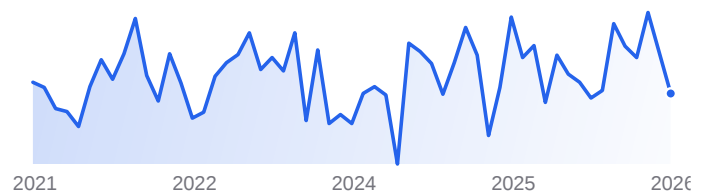
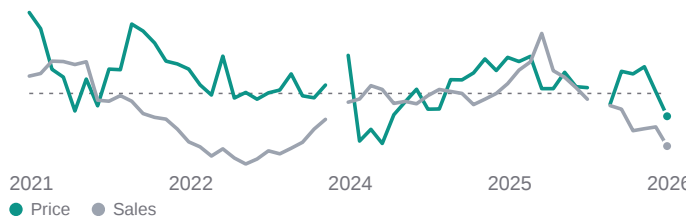


Growth (year over year)

Price -14.4% · Sales -33.3%

Price per square foot

\$186/ft²

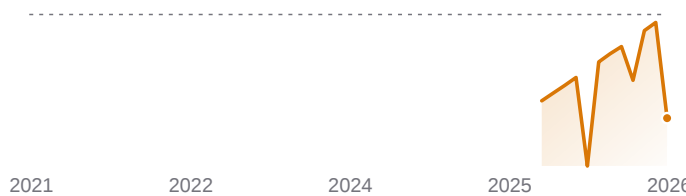


Sale premium vs estimated value

-3.1%

Annual turnover (share of homes sold)

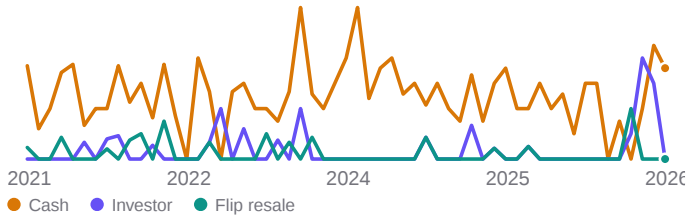
3.1%



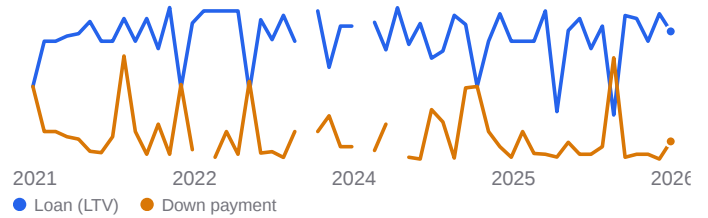
BUYERS & OUTCOMES

Buyer mix

Cash 60% · Investor 0% · Flip resale 0%

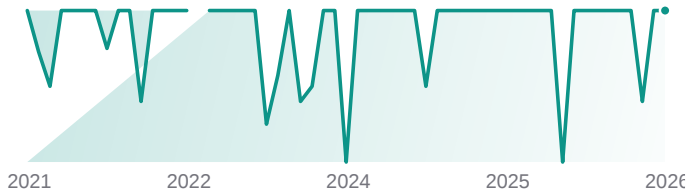


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



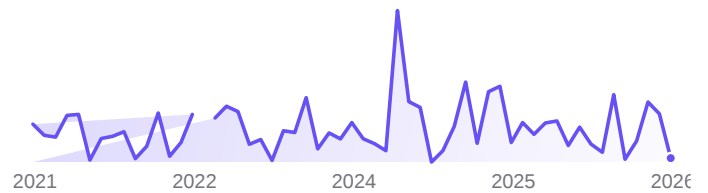
Sellers who sold at a gain

100%



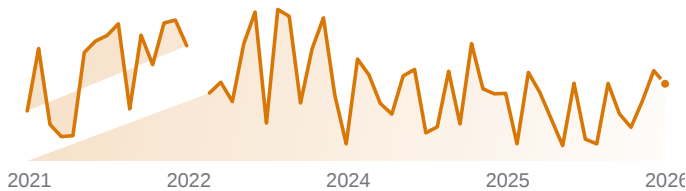
Typical hold before selling

1.8 yrs



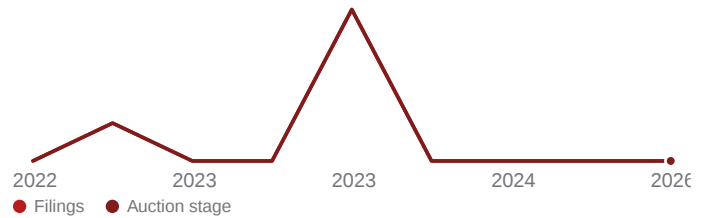
Median annualized return at resale

+8.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,959
Median value (AVM)	\$306K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1964
Single family	80%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.4%
Owner occupied	66%
Company owned	17%
Median loan-to-value	30%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	5,685
Density	14 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	161
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	310
Homes occupied	86%
Bachelor's or higher	7%
Poverty rate	19.7%
Unemployment	0.9%
Average temp	52°F
Annual precip	69 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.