

Yachats 97498

ZIP code · OR · Oregon > Lincoln County > Yachats

SELLER'S MARKET

\$551K

MEDIAN SALE PRICE

+68.1%

1-YR CHANGE

66

SALES (12 MO)

\$541K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

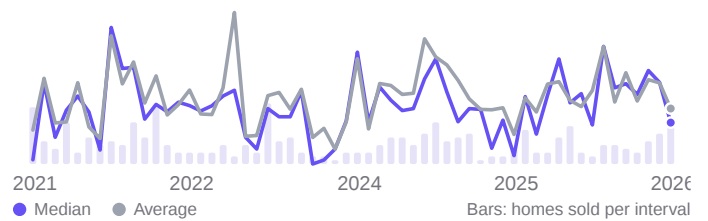
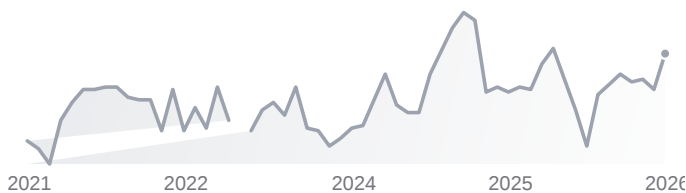
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$365K · Average \$450K

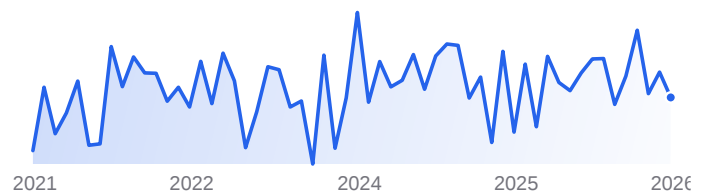
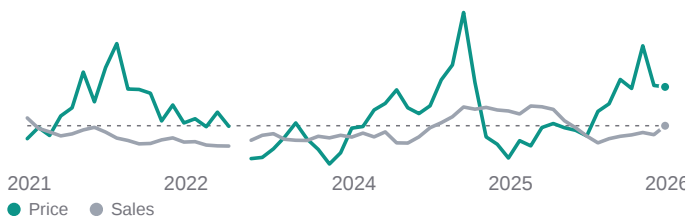


Growth (year over year)

Price +68.1% · Sales +0.0%

Price per square foot

\$301/ft²

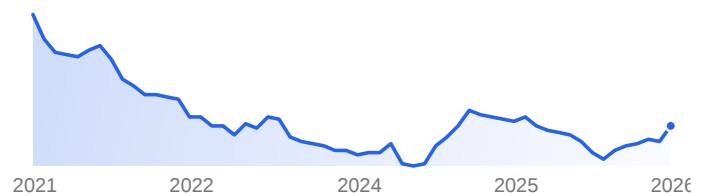


Sale premium vs estimated value

-3.0%

Annual turnover (share of homes sold)

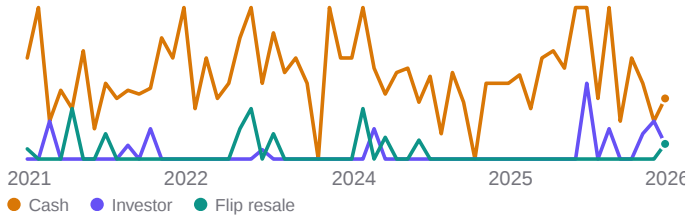
3.2%



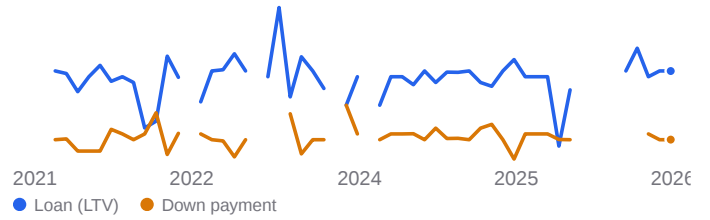
BUYERS & OUTCOMES

Buyer mix

Cash 40% · Investor 10% · Flip resale 10%

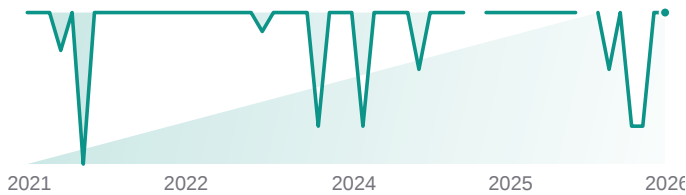


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



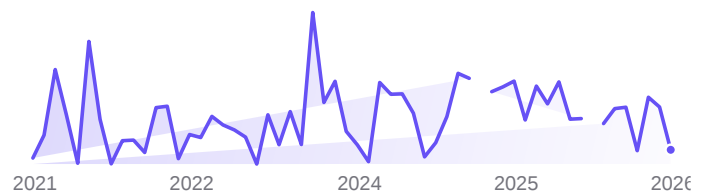
Sellers who sold at a gain

100%



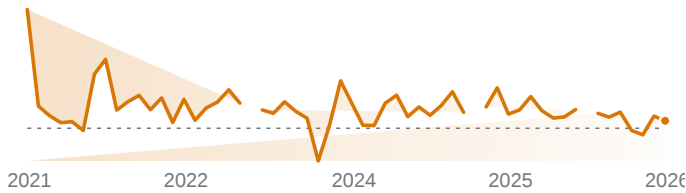
Typical hold before selling

2.2 yrs



Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,038
Median value (AVM)	\$541K
Median size	1,458 ft²
Median bedrooms	2
Median year built	1984
Single family	79%
Condos	2.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.1%
Owner occupied	21%
Company owned	37%
Median loan-to-value	4%

Typical ownership tenure

11.0 yrs

COMMUNITY

Population	1,156
Density	16 / mi²
Median household income	\$60K
Average household income	\$70K
Crime index (US avg 100)	163
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	317
Homes occupied	64%
Bachelor's or higher	21%
Poverty rate	11.1%
Unemployment	0.8%
Average temp	51°F
Annual precip	91 in
Sunshine	47%

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.