



Coast

Clatsop County
Tillamook County

Coast

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
Clatsop County	\$572K	\$627K	\$391	50	59	99	140	14	2.8	95.9%
Tillamook County	\$512K	\$585K	\$397	30	42	81	154	30	5.1	96.5%
Region Total	\$550K	\$605K	\$393	80	101	180	294	20	3.7	96.1%

MARKET CONDITIONS

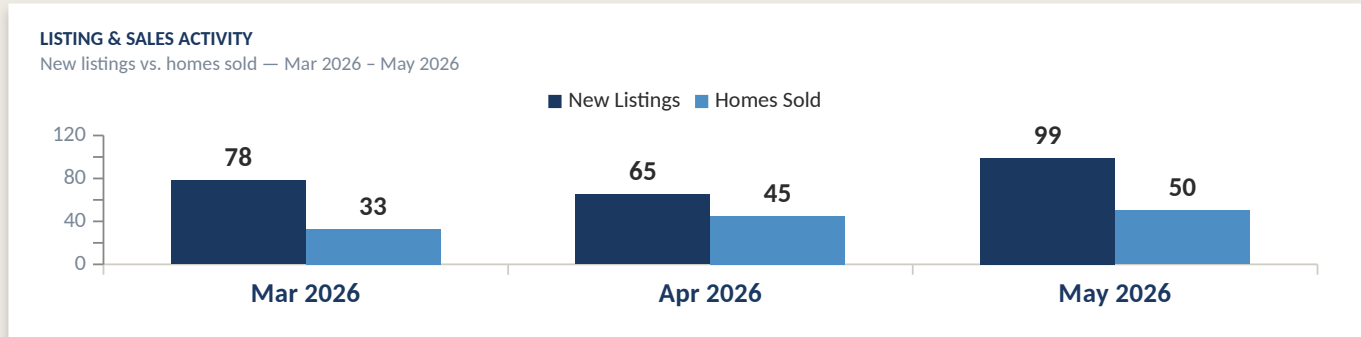
Seller's Market

Balanced

Buyer's Market

<p>Months of Inventory</p> <h2>2.8</h2> <p>→ Seller's Market</p>	<p>Median Days on Market</p> <h2>14</h2> <p>58 avg DOM</p>	<p>List-to-Sale Ratio</p> <h2>95.9%</h2> <p>→ list-to-sale</p>	<p>New Listings</p> <h2>99</h2> <p>→ May 2026</p>	<p>Active Listings</p> <h2>140</h2> <p>Current inventory</p>
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Market Activity — 3 Month Overview



<p>Median List Price (Active Listings)</p> <h2>\$627K</h2> <p>140 active listings at month end</p>	<p>Median Sold Price (Closed May)</p> <h2>\$572K</h2> <p>50 homes closed this month</p>	<p>Avg Price Per Sq Ft (Sold Homes)</p> <h2>\$391</h2> <p>Based on sold homes with sqft data</p>
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<p>NEW LISTINGS</p> <h2>99</h2>	<p>PENDING</p> <h2>59</h2>	<p>EXPIRED</p> <h2>15</h2>	<p>CLOSED SALES</p> <h2>50</h2>
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Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	8	16.0%	Moderate
\$400K – \$600K	21	42.0%	Highest volume
\$600K – \$800K	12	24.0%	Moderate
\$800K – \$1M	4	8.0%	Limited
\$1M+	5	10.0%	Limited

By Zip Code • 1 of 2

97103 • Astoria

Highest volume

Closed Sales

20

Median Sold Price

\$557,000

Avg \$/Sq Ft

\$324

Avg DOM

29 days

Active Listings

36

Months of Supply

1.8 mos

Seller's Market

97138 • Seaside / Gearhart

Slower absorption

Closed Sales

16

Median Sold Price

\$572,000

Avg \$/Sq Ft

\$402

Avg DOM

94 days

Active Listings

55

Months of Supply

3.4 mos

Balanced

97146 • Warrenton

Balanced conditions

Closed Sales

7

Median Sold Price

\$479,000

Avg \$/Sq Ft

\$314

Avg DOM

55 days

Active Listings

25

Months of Supply

3.6 mos

Balanced

By Zip Code • 2 of 2

97110 • Cannon Beach

Premium price point

Closed Sales

6

Median Sold Price

\$775,000

Avg \$/Sq Ft

\$696

Avg DOM

68 days

Active Listings

17

Months of Supply

2.8 mos

Seller's Market

97121 • Hammond

Balanced conditions

Closed Sales

1

Median Sold Price

\$579,000

Avg \$/Sq Ft

\$280

Avg DOM

9 days

Active Listings

4

Months of Supply

4.0 mos

Balanced

Clatsop County May Market Stats

Sourced from MLS: Clatsop County, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97103, 97138, 97146, 97110, 97121, 97102



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	3	2	NA	—	0	3	NA	NA	NA	NA	NA	33
\$300k-\$325k	2	0	2	1.0	0	4	\$313,750	\$313,750	\$314,000	0.08%	9	87
\$325k-\$350k	3	2	2	1.5	1	5	\$339,100	\$339,100	\$336,600	-0.74%	2	43
\$350k-\$375k	2	1	1	2.0	1	2	\$365,000	\$365,000	\$370,000	1.37%	3	72
\$375k-\$400k	4	1	2	2.0	1	8	\$385,000	\$360,000	\$374,500	-2.73%	44	73
\$400k-\$425k	3	3	NA	—	0	4	NA	NA	NA	NA	NA	34
\$425k-\$450k	8	4	1	8.0	2	5	\$435,000	\$435,000	\$435,000	0.00%	13	57
\$450k-\$475k	6	6	1	6.0	1	3	\$450,000	\$439,000	\$430,000	-4.44%	183	40
\$475k-\$500k	3	4	6	0.5	0	12	\$490,667	\$490,667	\$489,750	-0.19%	68	37
\$500k-\$550k	12	8	5	2.4	1	15	\$525,200	\$517,200	\$512,200	-2.48%	61	50
\$550k-\$600k	15	12	5	3.0	1	17	\$583,200	\$578,200	\$576,600	-1.13%	27	45
\$600k-\$650k	8	6	3	2.7	0	5	\$626,667	\$619,667	\$595,000	-5.05%	70	40
\$650k-\$700k	11	8	6	1.8	3	10	\$676,317	\$669,483	\$661,983	-2.12%	36	52
\$700k-\$750k	6	5	4	1.5	0	5	\$744,225	\$706,725	\$695,250	-6.58%	139	55
\$750k-\$800k	4	2	NA	—	0	5	NA	NA	NA	NA	NA	59
\$800k-\$900k	12	8	2	6.0	1	5	\$839,000	\$839,000	\$822,500	-1.97%	11	36
\$900k-\$1M	5	4	NA	—	1	4	NA	NA	NA	NA	NA	50
\$1M-\$1.25M	6	2	7	0.9	0	9	\$1,110,428	\$1,039,000	\$1,003,571	-9.62%	124	62
\$1.25M-\$1.5M	5	4	1	5.0	0	3	\$1,299,999	\$1,299,999	\$1,150,000	-11.54%	21	44
\$1.5M-\$2M	9	8	NA	—	1	0	NA	NA	NA	NA	NA	37
\$2M-\$2.5M	4	3	NA	—	0	0	NA	NA	NA	NA	NA	47
\$2.5M-\$3M	3	1	NA	—	0	1	NA	NA	NA	NA	NA	59
\$3M+	2	2	NA	—	1	0	NA	NA	NA	NA	NA	17
Market Totals	140	99	50	2.8	15	128	\$636,030	\$618,488	\$605,812	-4.75%	64	48

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

5.1

→ More Buyer Leverage

Median Days on Market

30

69 avg DOM

List-to-Sale Ratio

96.5%

→ list-to-sale

New Listings

81

→ May 2026

Active Listings

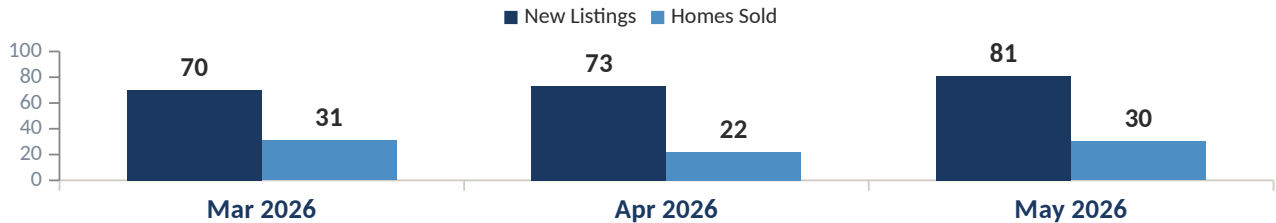
154

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

\$585K

154 active listings at month end

Median Sold Price (Closed May)

\$512K

30 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$397

Based on sold homes with sqft data

NEW LISTINGS

81

PENDING

42

EXPIRED

17

CLOSED SALES

30

Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	6	20.0%	Moderate
\$400K – \$600K	13	43.3%	Highest volume
\$600K – \$800K	6	20.0%	Moderate
\$800K – \$1M	4	13.3%	Limited
\$1M+	1	3.3%	Rare

By Zip Code • 1 of 4

97141 • Tillamook

Highest volume

Closed Sales

6

Median Sold Price

\$448,000

Avg \$/Sq Ft

\$319

Avg DOM

21 days

Active Listings

33

Months of Supply

5.5 mos

More Buyer Leverage

97135 • Pacific City

Premium price point, slower absorption

Closed Sales

2

Median Sold Price

\$847,000

Avg \$/Sq Ft

\$460

Avg DOM

130 days

Active Listings

11

Months of Supply

5.5 mos

More Buyer Leverage

97130 • Manzanita

Balanced conditions

Closed Sales

5

Median Sold Price

\$620,000

Avg \$/Sq Ft

\$742

Avg DOM

129 days

Active Listings

16

Months of Supply

3.2 mos

Balanced

By Zip Code · 2 of 4

97136 · Rockaway Beach

Most buyer leverage

Closed Sales

3

Median Sold Price

\$570,000

Avg \$/Sq Ft

\$295

Avg DOM

99 days

Active Listings

39

Months of Supply

13.0 mos

More Buyer Leverage

97118 · Garibaldi

Balanced conditions

Closed Sales

1

Median Sold Price

\$365,000

Avg \$/Sq Ft

\$202

Avg DOM

4 days

Active Listings

5

Months of Supply

5.0 mos

Balanced

97131 · Nehalem

Seller's market conditions

Closed Sales

4

Median Sold Price

\$613,000

Avg \$/Sq Ft

\$341

Avg DOM

37 days

Active Listings

9

Months of Supply

2.2 mos

Seller's Market

By Zip Code · 3 of 4

97134 · Oceanside

Balanced conditions

Closed Sales

2

Median Sold Price

\$502,000

Avg \$/Sq Ft

\$396

Avg DOM

60 days

Active Listings

8

Months of Supply

4.0 mos

Balanced

97107 · Bay City

Seller's market conditions

Closed Sales

4

Median Sold Price

\$464,000

Avg \$/Sq Ft

\$307

Avg DOM

82 days

Active Listings

4

Months of Supply

1.0 mos

Seller's Market

97143 · Netarts

Balanced conditions

Closed Sales

2

Median Sold Price

\$433,000

Avg \$/Sq Ft

\$275

Avg DOM

33 days

Active Listings

8

Months of Supply

4.0 mos

Balanced

By Zip Code · 4 of 4

97147 · Wheeler

Seller's market conditions

Closed Sales

1

Median Sold Price

\$380,000

Avg \$/Sq Ft

\$339

Avg DOM

68 days

Active Listings

1

Months of Supply

1.0 mos

Seller's Market

Tillamook County May Market Stats

Sourced from MLS: Tillamook County, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97141, 97135, 97130, 97136, 97118, 97131, 97134, 97149, 97107, 97143, 97112, 97147, 97108, 97122



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	3	0	1	3.0	2	1	\$249,000	\$249,000	\$247,000	-0.80%	4	77
\$250k-\$275k	2	1	2	1.0	0	4	\$271,450	\$271,450	\$265,050	-2.36%	42	40
\$275k-\$300k	3	0	NA	—	0	3	NA	NA	NA	NA	NA	72
\$300k-\$325k	4	1	NA	—	0	2	NA	NA	NA	NA	NA	50
\$325k-\$350k	4	6	NA	—	0	2	NA	NA	NA	NA	NA	24
\$350k-\$375k	2	1	1	2.0	1	3	\$365,000	\$365,000	\$365,000	0.00%	189	66
\$375k-\$400k	11	5	1	11.0	2	6	\$395,000	\$380,000	\$380,000	-3.80%	68	53
\$400k-\$425k	3	0	NA	—	0	1	NA	NA	NA	NA	NA	63
\$425k-\$450k	5	4	4	1.2	1	5	\$438,475	\$432,500	\$426,750	-2.67%	24	47
\$450k-\$475k	8	5	NA	—	0	0	NA	NA	NA	NA	NA	48
\$475k-\$500k	11	4	3	3.7	0	6	\$491,000	\$491,000	\$494,667	0.75%	84	54
\$500k-\$550k	10	6	3	3.3	2	6	\$531,300	\$514,633	\$499,667	-5.95%	71	48
\$550k-\$600k	19	7	2	9.5	0	8	\$587,000	\$587,000	\$584,500	-0.43%	20	55
\$600k-\$650k	7	6	3	2.3	3	5	\$621,000	\$615,667	\$622,000	0.16%	23	73
\$650k-\$700k	4	2	2	2.0	0	6	\$684,500	\$607,000	\$542,500	-20.75%	311	62
\$700k-\$750k	6	4	3	2.0	0	5	\$731,333	\$731,333	\$734,000	0.36%	16	42
\$750k-\$800k	6	2	1	6.0	1	3	\$795,000	\$795,000	\$764,000	-3.90%	17	61
\$800k-\$900k	12	8	1	12.0	1	6	\$849,000	\$849,000	\$835,000	-1.65%	12	46
\$900k-\$1M	12	8	2	6.0	0	2	\$949,950	\$867,000	\$860,702	-9.40%	210	42
\$1M-\$1.25M	6	4	NA	—	0	4	NA	NA	NA	NA	NA	61
\$1.25M-\$1.5M	9	4	1	9.0	1	4	\$1,294,950	\$1,294,950	\$1,249,950	-3.48%	236	45
\$1.5M+	6	3	NA	—	3	0	NA	NA	NA	NA	NA	64
Market Totals	154	81	30	5.1	17	83	\$593,718	\$579,525	\$570,148	-3.97%	79	53