



Coast

Clatsop County
Tillamook County

Coast

Market Summary · June 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	Median DOM	MOI	L/S
Clatsop County	\$515K	\$669K	\$339	49	66	80	245	40	5.0	95.2%
Tillamook County	\$520K	\$610K	\$367	40	42	55	251	20	6.3	94.7%
Region Total	\$517K	\$639K	\$352	89	108	135	496	31	5.6	95.0%

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

5.0

→ Balanced

Median Days on Market

40

91 avg DOM

List-to-Sale Ratio

95.2%

→ list-to-sale

New Listings

80

→ June 2026

Active Listings

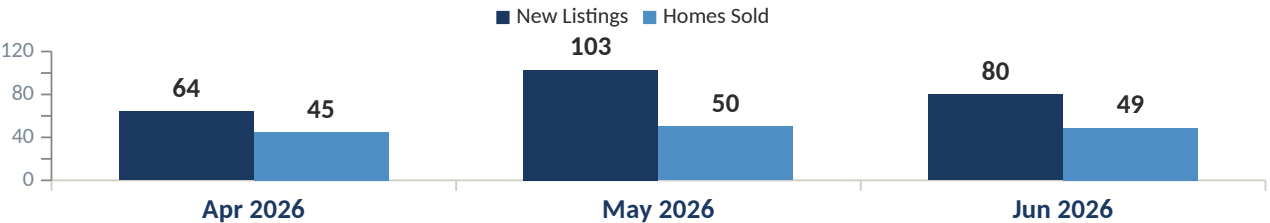
245

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$669K

245 active listings at month end

Median Sold Price (Closed Jun)

\$515K

49 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$339

Based on sold homes with sqft data

NEW LISTINGS

80

PENDING

66

EXPIRED

19

CLOSED SALES

49

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	11	22.4%	Moderate
\$400K – \$600K	25	51.0%	Highest volume
\$600K – \$800K	8	16.3%	Moderate
\$800K – \$1M	1	2.0%	Rare
\$1M+	4	8.2%	Limited

Market *Deep Dive*



By Zip Code • 1 of 3

97103 • Astoria

Tightest supply, highest volume

Closed Sales

21

Median Sold Price

\$479,000

Avg \$/Sq Ft

\$278

Median DOM

54 days

Active Listings

56

Months of Supply

2.7 mos

Seller's Market

97138 • Seaside

Balanced conditions

Closed Sales

15

Median Sold Price

\$489,000

Avg \$/Sq Ft

\$363

Median DOM

8 days

Active Listings

66

Months of Supply

4.4 mos

Balanced

97138 • Gearhart

*Most accessible price point,
slower absorption*

Closed Sales

4

Median Sold Price

\$474,000

Avg \$/Sq Ft

\$322

Median DOM

167 days

Active Listings

35

Months of Supply

8.8 mos

Buyer's Market

Market *Deep Dive*



By Zip Code • 2 of 3

97146 • Warrenton*Buyer's market conditions*

Closed Sales

4

Median Sold Price

\$536,000

Avg \$/Sq Ft

\$307

Median DOM

27 days

Active Listings

39

Months of Supply

9.8 mos**Buyer's Market****97110 • Cannon Beach***Most buyer leverage, luxury dominant*

Closed Sales

3

Median Sold Price

\$1,365,000

Avg \$/Sq Ft

\$723

Median DOM

43 days

Active Listings

36

Months of Supply

12.0 mos**Buyer's Market****97121 • Hammond***Fast-moving*

Closed Sales

1

Median Sold Price

\$612,000

Avg \$/Sq Ft

\$266

Median DOM

5 days

Active Listings

4

Months of Supply

4.0 mos**Balanced**

By Zip Code • 3 of 3

97102 • Arch Cape

Lower activity

Closed Sales

1

Median Sold Price

\$559,000

Avg \$/Sq Ft

\$400

Median DOM

10 days

Active Listings

5

Months of Supply

5.0 mos

Balanced

Clatsop County June Market Stats

Sourced from MLS: Clatsop County, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$250k-\$275k	3	1	1	3.0	0	1	\$270,000	\$270,000	\$285,000	5.56%	4	226
\$275k-\$300k	5	2	1	5.0	0	1	\$275,000	\$275,000	\$275,000	0.00%	NA	47
\$300k-\$325k	1	0	1	1.0	0	4	\$324,900	\$305,000	\$315,000	-3.05%	107	124
\$325k-\$350k	5	1	1	5.0	1	4	\$325,000	\$299,000	\$299,000	-8.00%	266	106
\$350k-\$375k	5	3	1	5.0	1	2	\$359,500	\$309,000	\$298,000	-17.11%	225	84
\$375k-\$400k	7	2	2	3.5	1	7	\$376,000	\$371,000	\$366,644	-2.49%	278	118
\$400k-\$425k	2	0	1	2.0	0	2	\$420,000	\$394,900	\$380,000	-9.52%	272	203
\$425k-\$450k	18	8	3	6.0	3	7	\$441,000	\$425,667	\$367,627	-16.64%	70	58
\$450k-\$475k	9	3	7	1.3	1	9	\$461,857	\$455,429	\$453,994	-1.70%	8	63
\$475k-\$500k	3	3	5	0.6	1	15	\$492,600	\$487,800	\$485,800	-1.38%	21	54
\$500k-\$550k	16	7	4	4.0	1	15	\$521,000	\$521,000	\$523,500	0.48%	6	70
\$550k-\$600k	19	1	7	2.7	2	21	\$581,286	\$560,000	\$556,484	-4.27%	33	68
\$600k-\$650k	13	6	2	6.5	0	7	\$638,500	\$594,500	\$581,350	-8.95%	251	63
\$650k-\$700k	19	6	3	6.3	2	11	\$686,000	\$677,983	\$665,000	-3.06%	11	67
\$700k-\$750k	7	4	2	3.5	0	7	\$711,500	\$711,500	\$706,500	-0.70%	6	37
\$750k-\$800k	11	9	1	11.0	1	6	\$750,000	\$750,000	\$714,000	-4.80%	64	36
\$800k-\$900k	19	4	2	9.5	1	6	\$854,500	\$762,000	\$757,500	-11.35%	126	75
\$900k-\$1M	16	3	NA	—	1	1	NA	NA	NA	NA	NA	122
\$1M-\$1.25M	12	3	NA	—	0	8	NA	NA	NA	NA	NA	112
\$1.25M-\$1.5M	13	5	3	4.3	0	5	\$1,311,333	\$1,267,667	\$1,206,667	-7.98%	43	63
\$1.5M-\$2M	16	5	1	16.0	2	1	\$1,779,900	\$1,779,900	\$1,650,000	-7.30%	47	62
\$2M+	16	2	NA	—	1	0	NA	NA	NA	NA	NA	94
Market Totals	245	80	49	5.0	19	144	\$590,996	\$573,995	\$560,494	-5.16%	40	68

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

6.3

→ Buyer's Market

Median Days on Market

20

58 avg DOM

List-to-Sale Ratio

94.7%

→ list-to-sale

New Listings

55

→ June 2026

Active Listings

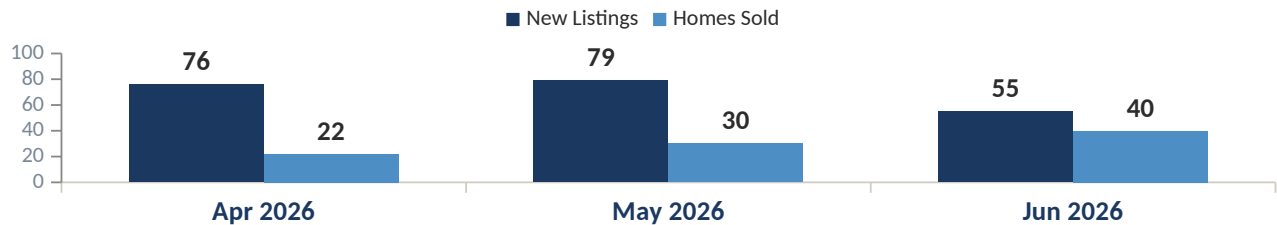
251

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$610K

251 active listings at month end

Median Sold Price (Closed Jun)

\$520K

40 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$367

Based on sold homes with sqft data

NEW LISTINGS

55

PENDING

42

EXPIRED

23

CLOSED SALES

40

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	8	20.0%	Moderate
\$400K – \$600K	16	40.0%	Highest volume
\$600K – \$800K	8	20.0%	Moderate
\$800K – \$1M	4	10.0%	Limited
\$1M+	4	10.0%	Limited

Market *Deep Dive*



By Zip Code • 1 of 4

97141 • Tillamook

Highest volume

Closed Sales

8

Median Sold Price

\$438,000

Avg \$/Sq Ft

\$341

Median DOM

12 days

Active Listings

51

Months of Supply

6.4 mos

Buyer's Market

97135 • Pacific City

Balanced conditions

Closed Sales

4

Median Sold Price

\$800,000

Avg \$/Sq Ft

\$459

Median DOM

16 days

Active Listings

20

Months of Supply

5.0 mos

Balanced

97130 • Manzanita / Neahkahnie

Luxury dominant

Closed Sales

5

Median Sold Price

\$1,150,000

Avg \$/Sq Ft

\$432

Median DOM

27 days

Active Listings

26

Months of Supply

5.2 mos

Buyer's Market

Market *Deep Dive*



By Zip Code • 2 of 4

97136 • Rockaway Beach*Buyer's market conditions*

Closed Sales

7

Median Sold Price

\$439,000

Avg \$/Sq Ft

\$354

Median DOM

49 days

Active Listings

54

Months of Supply

7.7 mos**Buyer's Market****97131 • Nehalem***Balanced conditions*

Closed Sales

4

Median Sold Price

\$447,000

Avg \$/Sq Ft

\$303

Median DOM

8 days

Active Listings

18

Months of Supply

4.5 mos**Balanced****97134 • Oceanside***Buyer's market conditions*

Closed Sales

2

Median Sold Price

\$608,000

Avg \$/Sq Ft

\$403

Median DOM

76 days

Active Listings

15

Months of Supply

7.5 mos**Buyer's Market**

Market *Deep Dive*



By Zip Code · 3 of 4

97107 • Bay City

Most buyer leverage

Closed Sales

1

Median Sold Price

\$640,000

Avg \$/Sq Ft

\$298

Median DOM

4 days

Active Listings

13

Months of Supply

13.0 mos

Buyer's Market

97143 • Netarts

Balanced conditions

Closed Sales

3

Median Sold Price

\$415,000

Avg \$/Sq Ft

\$394

Median DOM

18 days

Active Listings

12

Months of Supply

4.0 mos

Balanced

97112 • Cloverdale

Slower absorption

Closed Sales

2

Median Sold Price

\$528,000

Avg \$/Sq Ft

\$299

Median DOM

144 days

Active Listings

7

Months of Supply

3.5 mos

Balanced

By Zip Code • 4 of 4

97147 • Wheeler

Seller's market conditions

Closed Sales

3

Median Sold Price

\$542,000

Avg \$/Sq Ft

\$372

Median DOM

107 days

Active Listings

1

Months of Supply

0.3 mos

Seller's Market

97108 • Beaver

Balanced conditions

Closed Sales

1

Median Sold Price

\$448,000

Avg \$/Sq Ft

\$248

Median DOM

6 days

Active Listings

3

Months of Supply

3.0 mos

Balanced

Tillamook County June Market Stats

Sourced from MLS: Tillamook County, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$225k-\$250k	2	0	NA	—	2	1	NA	NA	NA	NA	NA	148
\$250k-\$275k	2	0	NA	—	0	2	NA	NA	NA	NA	NA	68
\$275k-\$300k	5	0	1	5.0	0	3	\$275,000	\$250,000	\$221,500	-19.45%	8	82
\$300k-\$325k	2	1	NA	—	0	1	NA	NA	NA	NA	NA	108
\$325k-\$350k	4	0	1	4.0	1	2	\$325,000	\$325,000	\$325,000	0.00%	6	62
\$350k-\$375k	6	0	2	3.0	1	4	\$359,000	\$364,500	\$342,500	-4.60%	96	160
\$375k-\$400k	15	4	1	15.0	2	4	\$385,000	\$385,000	\$376,550	-2.19%	15	110
\$400k-\$425k	2	0	2	1.0	0	3	\$402,500	\$314,000	\$322,000	-20.00%	196	65
\$425k-\$450k	16	5	5	3.2	1	10	\$436,600	\$436,600	\$430,700	-1.35%	12	96
\$450k-\$475k	9	3	3	3.0	0	3	\$464,967	\$453,300	\$431,667	-7.16%	18	67
\$475k-\$500k	19	5	5	3.8	1	9	\$489,400	\$471,600	\$444,400	-9.19%	21	83
\$500k-\$550k	15	3	2	7.5	3	7	\$544,500	\$544,500	\$553,368	1.63%	70	83
\$550k-\$600k	25	5	1	25.0	1	5	\$599,000	\$599,000	\$579,000	-3.34%	51	70
\$600k-\$650k	13	3	6	2.2	3	9	\$636,983	\$636,983	\$627,650	-1.47%	11	106
\$650k-\$700k	8	5	3	2.7	0	8	\$674,633	\$674,633	\$663,000	-1.72%	47	52
\$700k-\$750k	13	4	NA	—	1	4	NA	NA	NA	NA	NA	68
\$750k-\$800k	13	3	NA	—	1	3	NA	NA	NA	NA	NA	104
\$800k-\$900k	18	3	2	9.0	1	4	\$874,500	\$874,500	\$847,000	-3.14%	26	66
\$900k-\$1M	19	2	1	19.0	0	3	\$998,000	\$998,000	\$998,000	0.00%	23	114
\$1M-\$1.25M	10	2	2	5.0	0	2	\$1,174,000	\$1,174,000	\$1,152,500	-1.83%	18	112
\$1.25M-\$1.5M	15	3	2	7.5	2	4	\$1,320,000	\$1,220,000	\$1,082,500	-17.99%	46	83
\$1.5M-\$2M	7	3	1	7.0	2	1	\$1,780,000	\$1,780,000	\$1,675,000	-5.90%	58	63
\$2M+	10	0	NA	—	1	0	NA	NA	NA	NA	NA	212
Market Totals	251	55	40	6.3	23	92	\$639,542	\$626,667	\$605,005	-5.40%	20	89