

Marion County, OR

County · OR · Oregon

BALANCED MARKET

\$450K

MEDIAN SALE PRICE

+1.7%

1-YR CHANGE

3,463

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



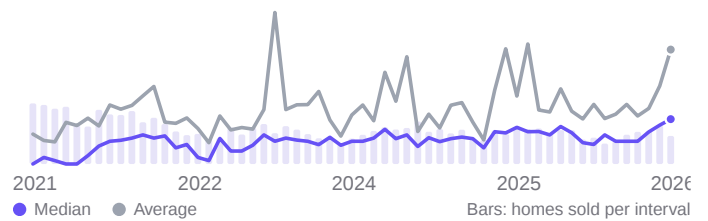
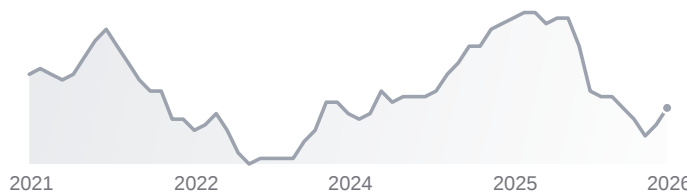
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$459K · Average \$567K

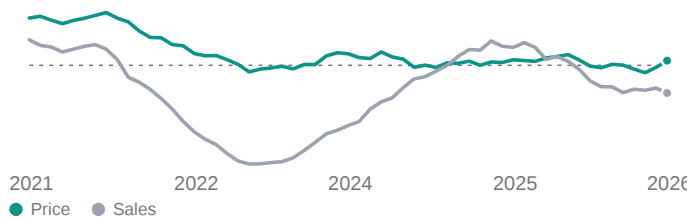


Growth (year over year)

Price +1.7% · Sales -10.0%

Price per square foot

\$271/ft²

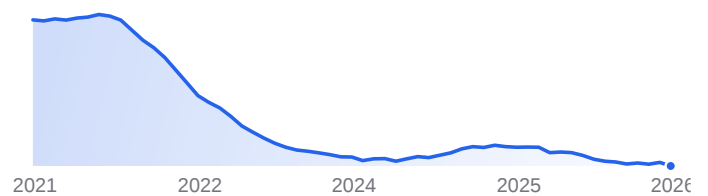
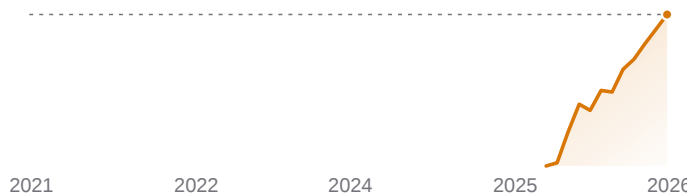


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

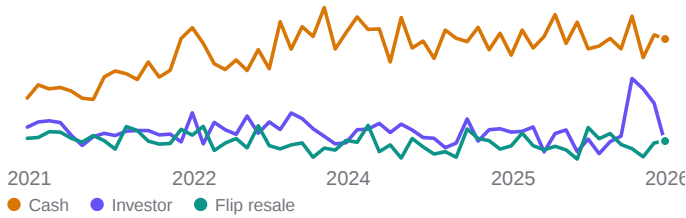
3.6%



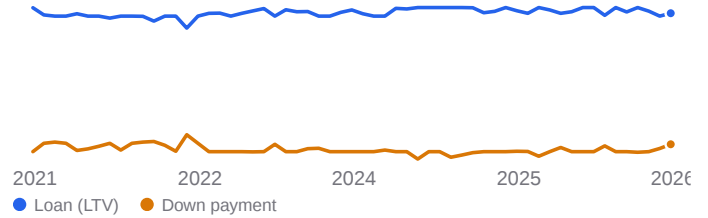
BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 4.7% · Flip resale 5.1%

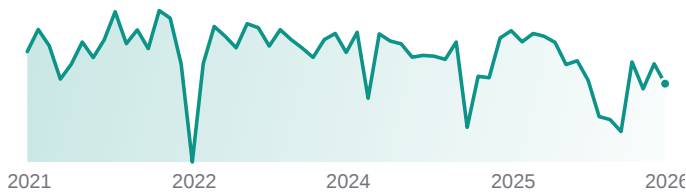


Financing (share of purchase price) Loan (LTV) 92% · Down payment 14%



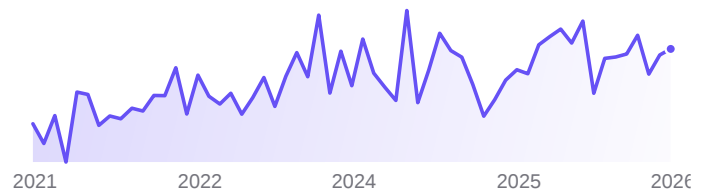
Sellers who sold at a gain

93%



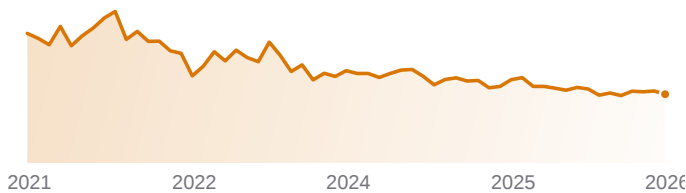
Typical hold before selling

8.8 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 16 · Auction stage 16



HOUSING STOCK

Homes	95,571
Median value (AVM)	\$442K
Median size	1,632 ft²
Median bedrooms	3
Median year built	1978
Single family	86%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.1%
Owner occupied	77%
Company owned	20%
Median loan-to-value	43%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	353,442
Density	299 / mi²
Median household income	\$71K
Average household income	\$92K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	165
Homes occupied	96%
Bachelor's or higher	17%
Poverty rate	11.6%
Unemployment	1.2%
Average temp	52°F
Annual precip	44 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.