

Morrow County, OR

County · OR · Oregon

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

+3.5%

1-YR CHANGE

139

SALES (12 MO)

\$283K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



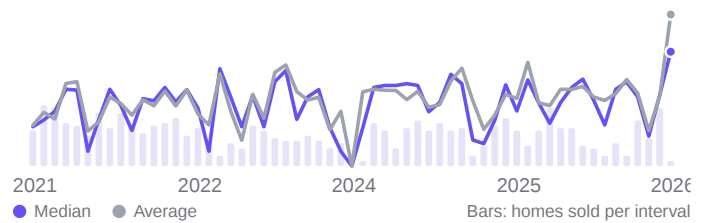
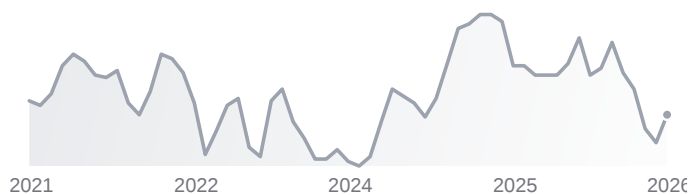
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

43 / 100

Sale prices

Median \$400K · Average \$499K

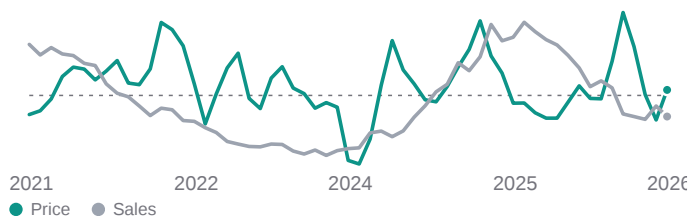


Growth (year over year)

Price +3.5% · Sales -13.7%

Price per square foot

\$210/ft²

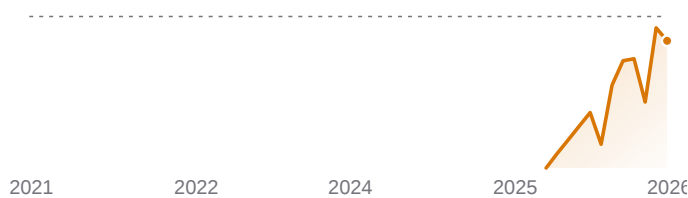


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

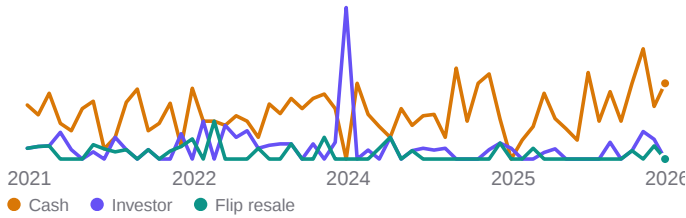
3.4%



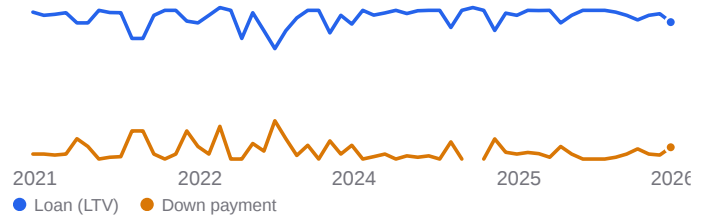
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

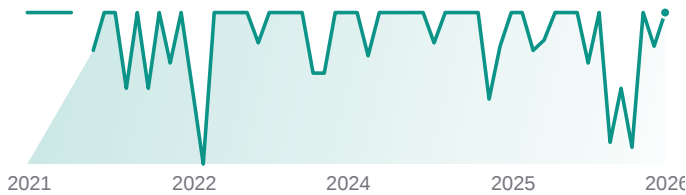


Financing (share of purchase price) Loan (LTV) 91% · Down payment 9.4%



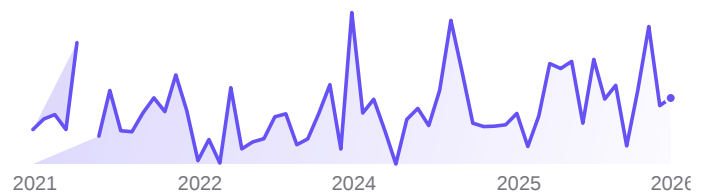
Sellers who sold at a gain

100%



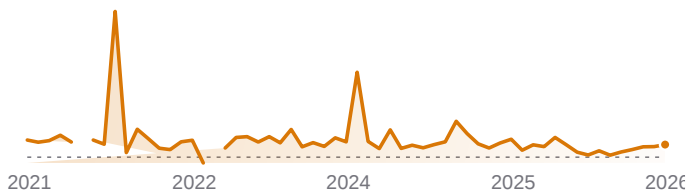
Typical hold before selling

5.3 yrs



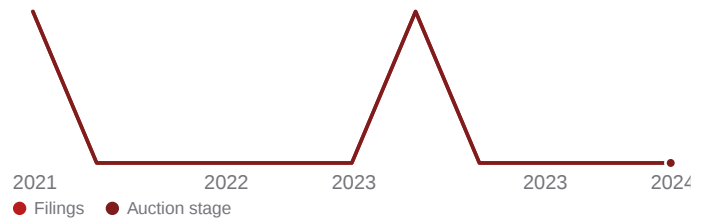
Median annualized return at resale

+8.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,143
Median value (AVM)	\$283K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1989
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	2.2%
Owner occupied	55%
Company owned	14%
Median loan-to-value	41%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	12,413
Density	6 / mi²
Median household income	\$61K
Average household income	\$85K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	80
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	19.8%
Unemployment	1.1%
Average temp	51°F
Annual precip	11 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.