

Polk County, OR

County · OR · Oregon

BALANCED MARKET

\$464K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

1,053

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



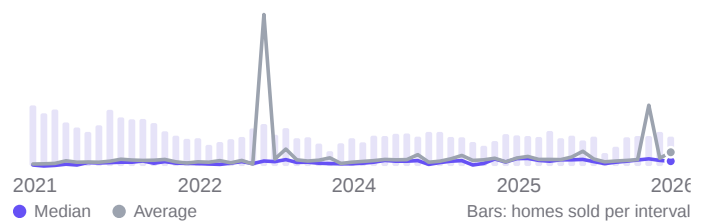
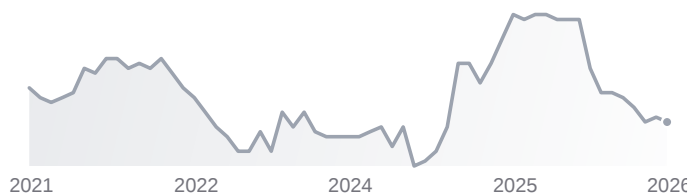
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

49 / 100

Sale prices

Median \$450K · Average \$576K

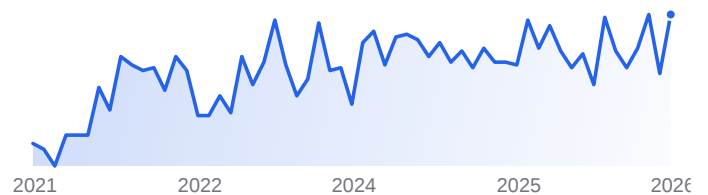
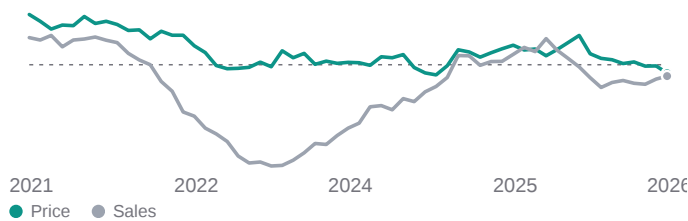


Growth (year over year)

Price -2.9% · Sales -3.9%

Price per square foot

\$279/ft²

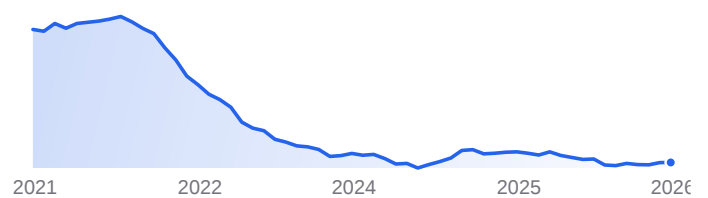
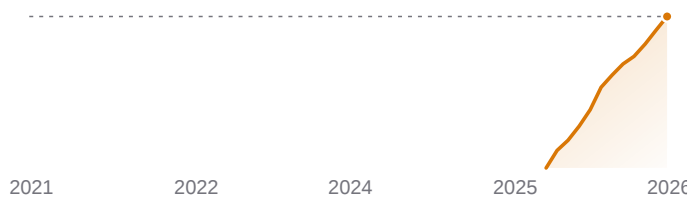


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

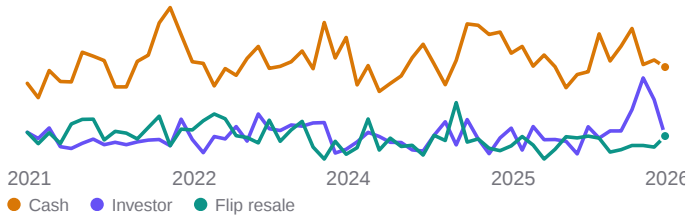
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 22% · Investor 5.4% · Flip resale 5.4%



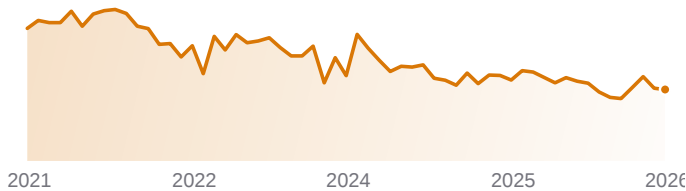
Sellers who sold at a gain

96%

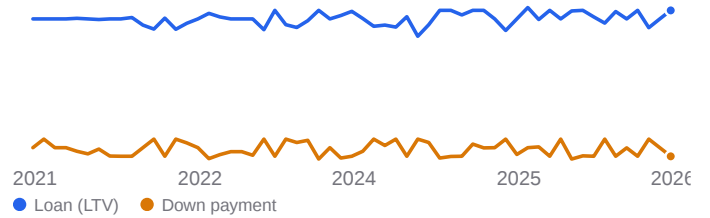


Median annualized return at resale

+5.1%

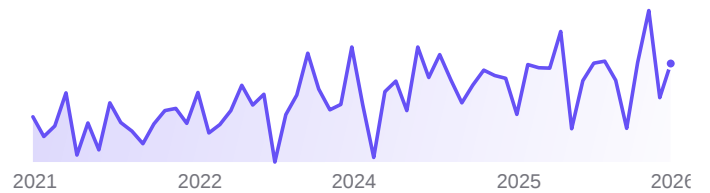


Financing (share of purchase price) Loan (LTV) 95% · Down payment 10%



Typical hold before selling

8.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	27,772
Median value (AVM)	\$458K
Median size	1,682 ft²
Median bedrooms	3
Median year built	1993
Single family	78%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	63%
Company owned	22%
Median loan-to-value	45%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	90,966
Density	123 / mi²
Median household income	\$77K
Average household income	\$102K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	178
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	10.7%
Unemployment	1.2%
Average temp	52°F
Annual precip	50 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.