

Union County, OR

County · OR · Oregon

SELLER'S MARKET

\$300K

MEDIAN SALE PRICE

+5.6%

1-YR CHANGE

319

SALES (12 MO)

\$344K

MEDIAN VALUE (AVM)

Market temperature

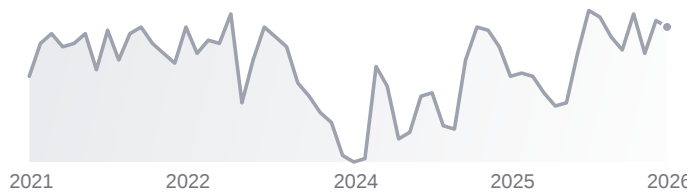
Seller's market · 61 / 100



MARKET TRENDS (5 YEARS)

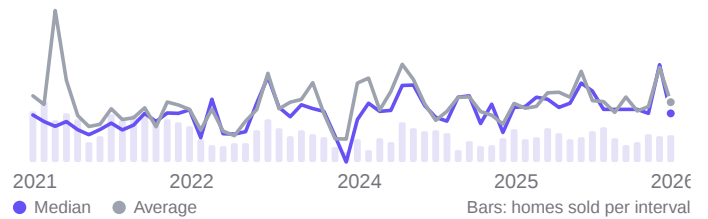
Market temperature (0–100)

61 / 100



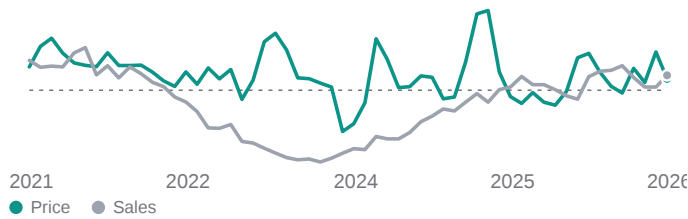
Sale prices

Median \$260K · Average \$288K



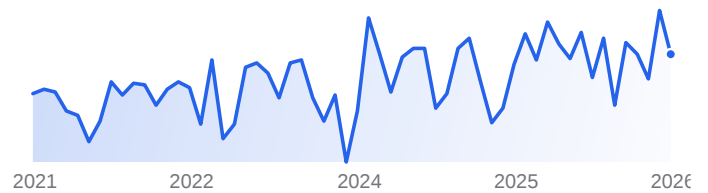
Growth (year over year)

Price +5.6% · Sales +7.4%



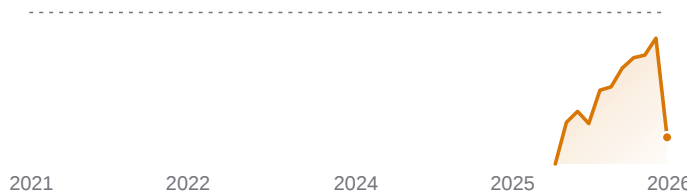
Price per square foot

\$198/ft²



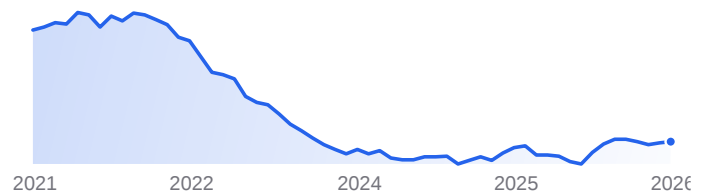
Sale premium vs estimated value

-4.9%



Annual turnover (share of homes sold)

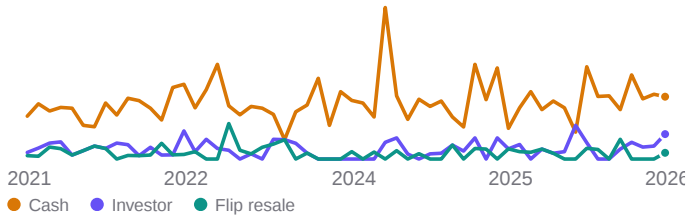
3.2%



BUYERS & OUTCOMES

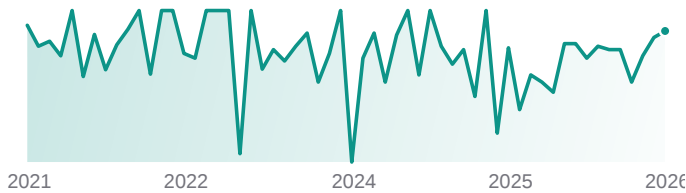
Buyer mix

Cash 37% · Investor 15% · Flip resale 3.7%



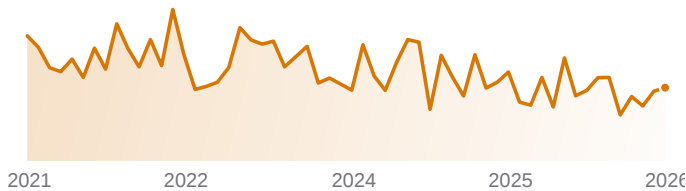
Sellers who sold at a gain

95%

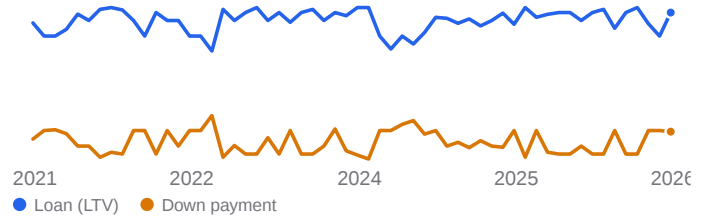


Median annualized return at resale

+6.3%

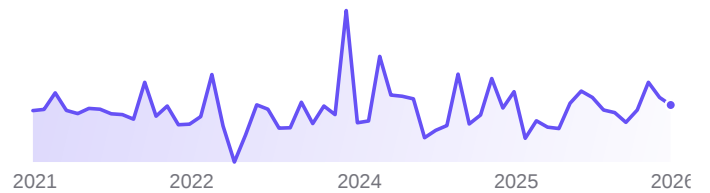


Financing (share of purchase price) Loan (LTV) 95% · Down payment 19%



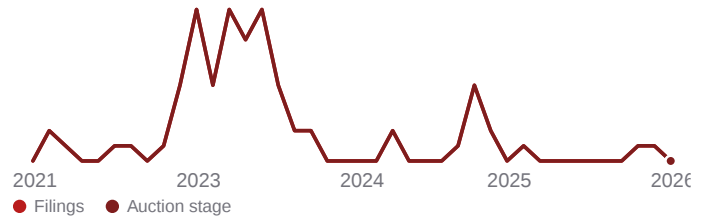
Typical hold before selling

6.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,968
Median value (AVM)	\$344K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1971
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.4%
Owner occupied	65%
Company owned	16%
Median loan-to-value	37%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	26,159
Density	13 / mi²
Median household income	\$63K
Average household income	\$81K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	72
Homes occupied	93%
Bachelor's or higher	16%
Poverty rate	17.0%
Unemployment	1.5%
Average temp	47°F
Annual precip	21 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through June 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.