

Willamina

City · OR · Oregon › Yamhill County

BALANCED MARKET

\$329K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

56

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100

Buyer's market

Balanced

Seller's market

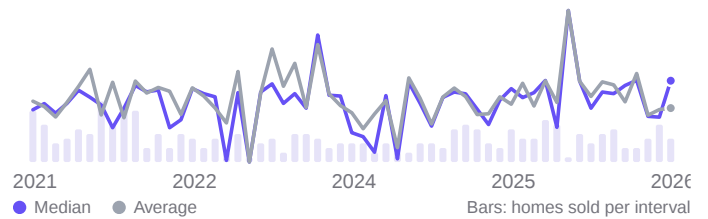
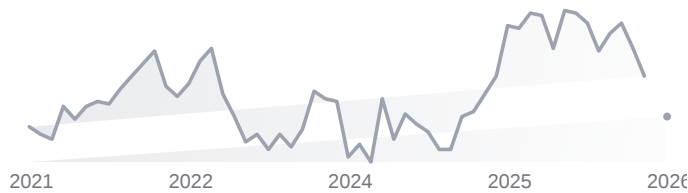
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$385K · Average \$301K

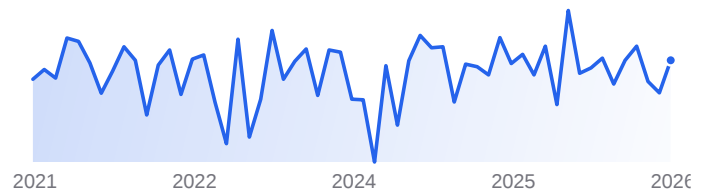
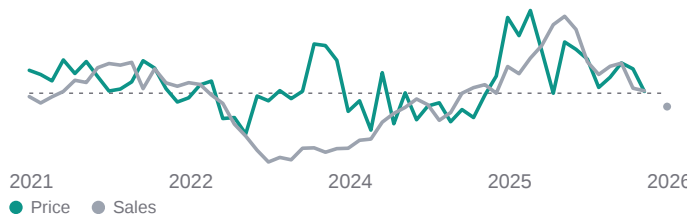


Growth (year over year)

Price -10.3% · Sales -9.7%

Price per square foot

\$245/ft²

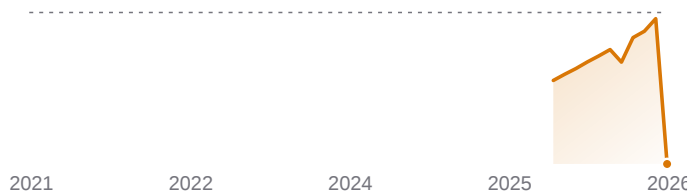


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

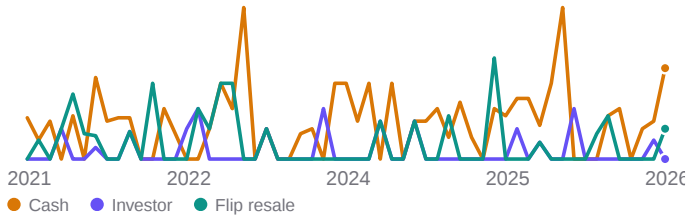
4.3%



BUYERS & OUTCOMES

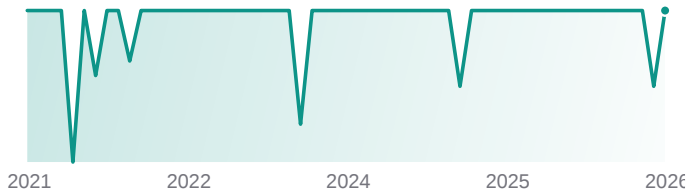
Buyer mix

Cash 60% · Investor 0% · Flip resale 20%



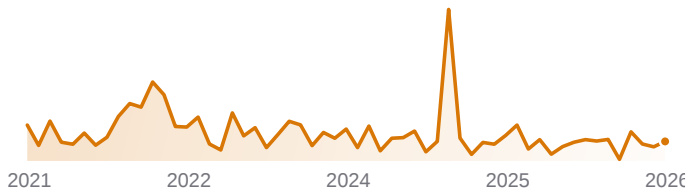
Sellers who sold at a gain

100%

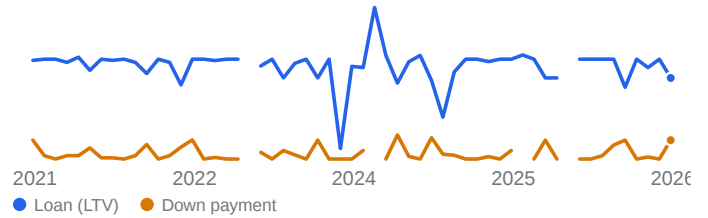


Median annualized return at resale

+6.4%

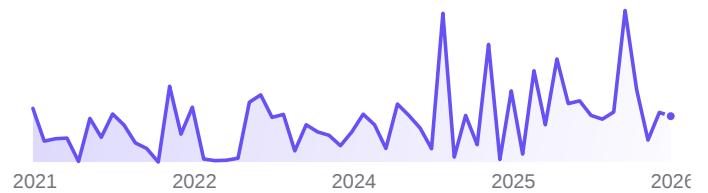


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,308
Median value (AVM)	\$346K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,305
Density	2,441 / mi²
Median household income	\$58K
Average household income	\$77K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	205
Homes occupied	94%
Bachelor's or higher	9%
Poverty rate	13.4%
Unemployment	1.2%
Average temp	52°F
Annual precip	52 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.