

Aurora 97002

ZIP code · OR · Oregon > Marion County > Aurora

BALANCED MARKET

\$578K

MEDIAN SALE PRICE

-30.0%

1-YR CHANGE

71

SALES (12 MO)

\$759K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



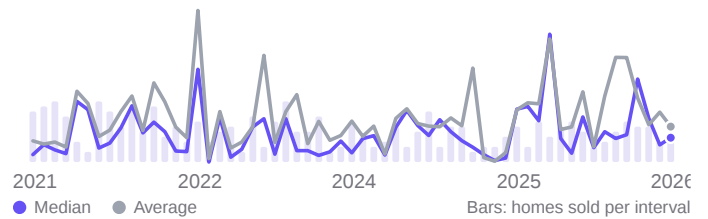
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$530K · Average \$658K

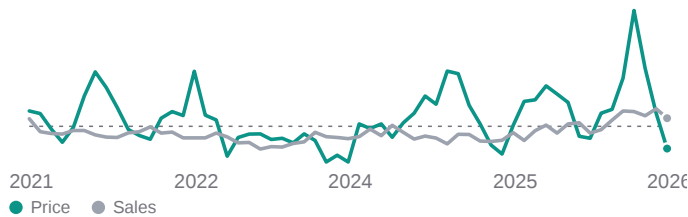


Growth (year over year)

Price -30.0% · Sales +10.9%

Price per square foot

\$272/ft²

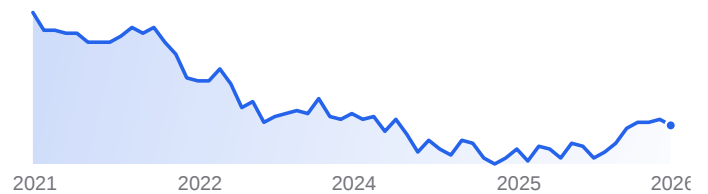
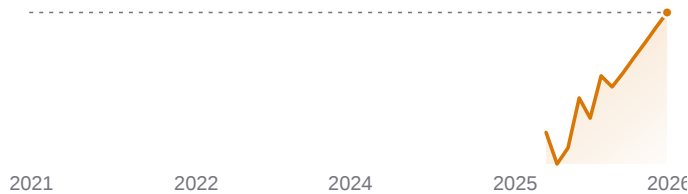


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

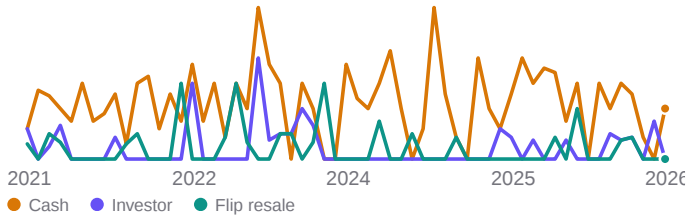
3.0%



BUYERS & OUTCOMES

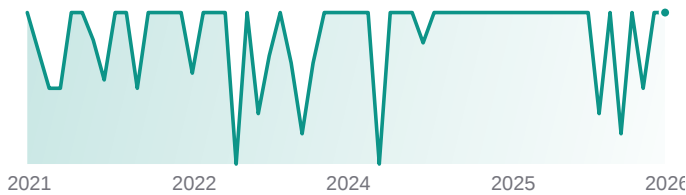
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



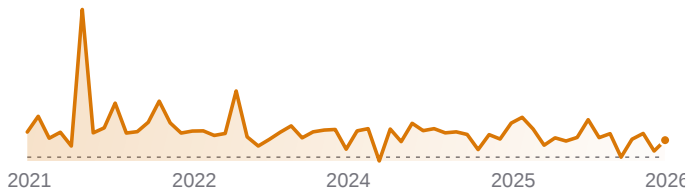
Sellers who sold at a gain

100%

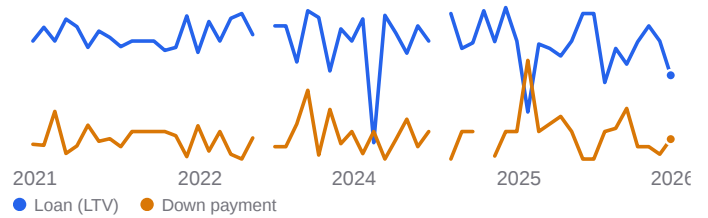


Median annualized return at resale

+4.0%

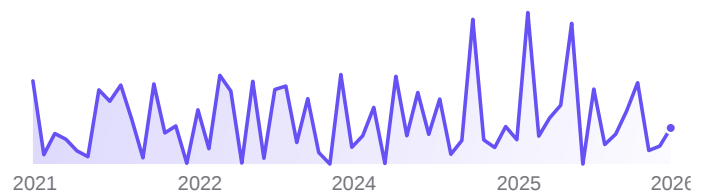


Financing (share of purchase price) Loan (LTV) 57% · Down payment 15%



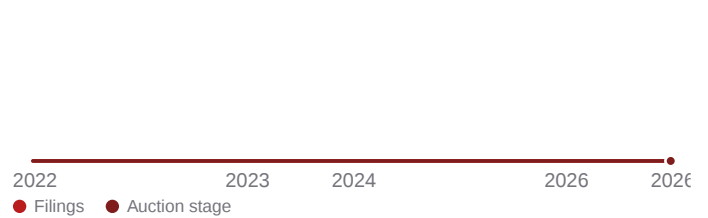
Typical hold before selling

7.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,330
Median value (AVM)	\$759K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1979
Single family	59%
Condos	5.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	75%
Company owned	27%
Median loan-to-value	34%

Typical ownership tenure

12.0 yrs

COMMUNITY

Population	7,414
Density	175 / mi²
Median household income	\$76K
Average household income	\$97K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	172
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	7.3%
Unemployment	1.2%
Average temp	53°F
Annual precip	42 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.