

Columbia City 97018

ZIP code · OR · Oregon > Columbia County > Columbia City

BUYER'S MARKET

\$455K

MEDIAN SALE PRICE

-10.7%

1-YR CHANGE

25

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 22 / 100



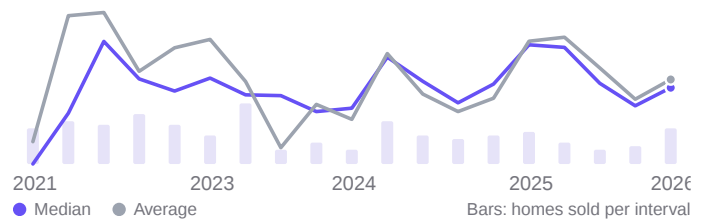
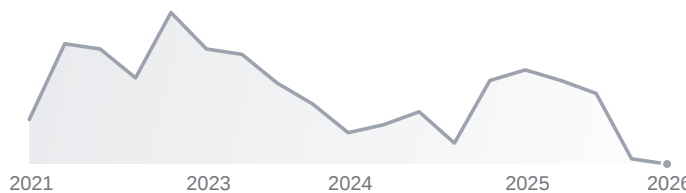
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

22 / 100

Sale prices

Median \$456K · Average \$467K

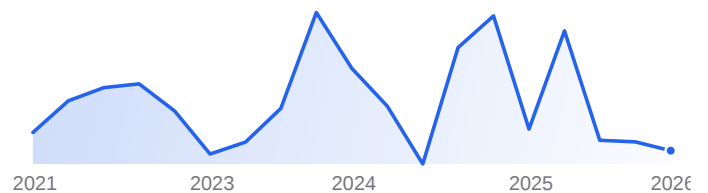
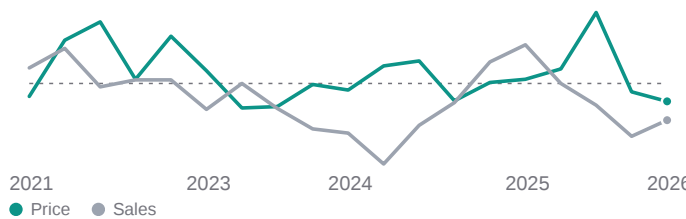


Growth (year over year)

Price -10.7% · Sales -21.9%

Price per square foot

\$208/ft²

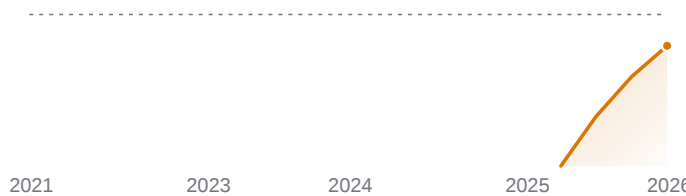


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

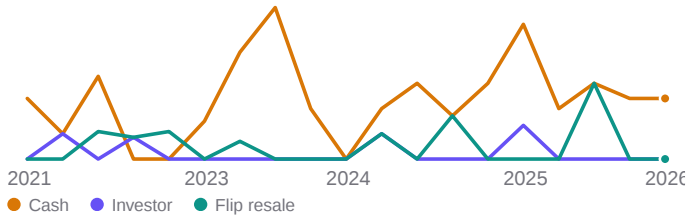
3.0%



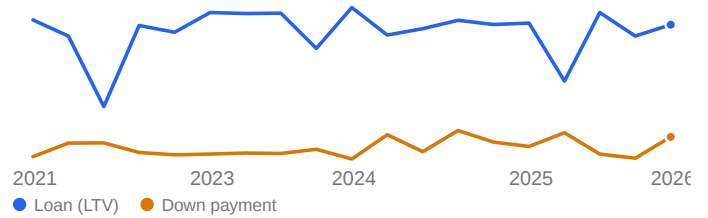
BUYERS & OUTCOMES

Buyer mix

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

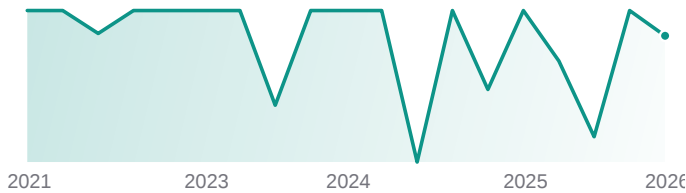


Financing (share of purchase price) Loan (LTV) 87% · Down payment 16%



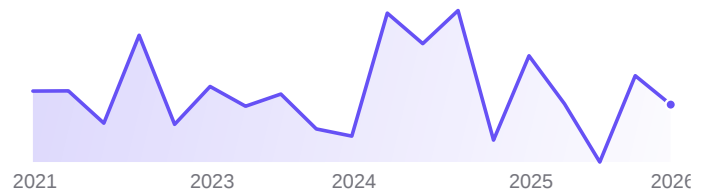
Sellers who sold at a gain

90%



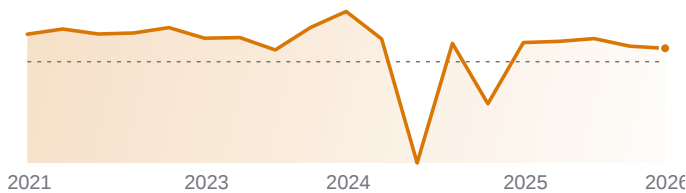
Typical hold before selling

4.9 yrs



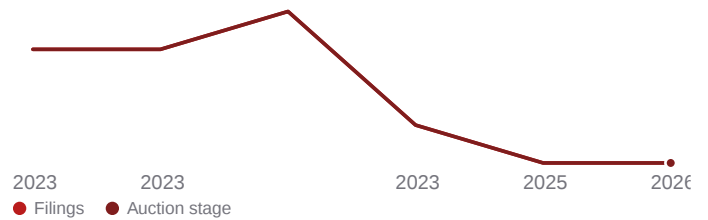
Median annualized return at resale

+3.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	842
Median value (AVM)	\$477K
Median size	1,801 ft²
Median bedrooms	3
Median year built	1993
Single family	91%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	21%
Median loan-to-value	47%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	1,371
Density	1,025 / mi²
Median household income	\$89K
Average household income	\$91K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	182
Homes occupied	98%
Bachelor's or higher	8%
Poverty rate	9.7%
Unemployment	1.3%
Average temp	52°F
Annual precip	47 in
Sunshine	48%

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