

Donald 97020

ZIP code · OR · Oregon > Marion County > Donald

BUYER'S MARKET

\$405K

MEDIAN SALE PRICE

-3.1%

1-YR CHANGE

12

SALES (12 MO)

\$449K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



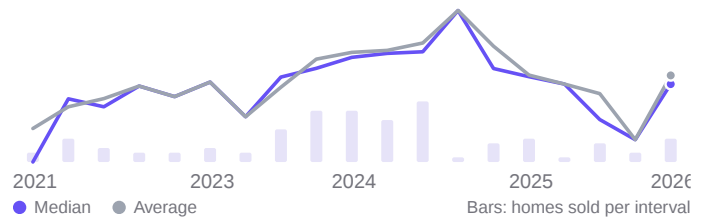
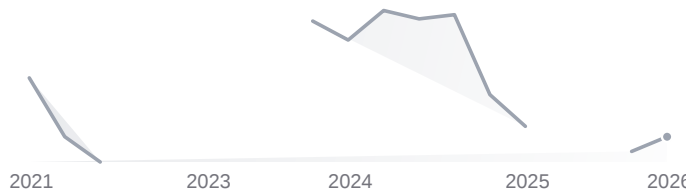
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$400K · Average \$422K

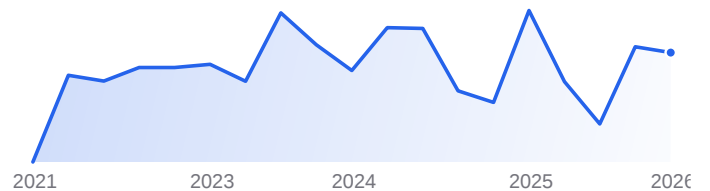
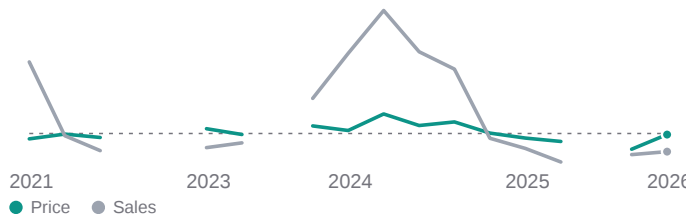


Growth (year over year)

Price -3.1% · Sales -47.8%

Price per square foot

\$288/ft²

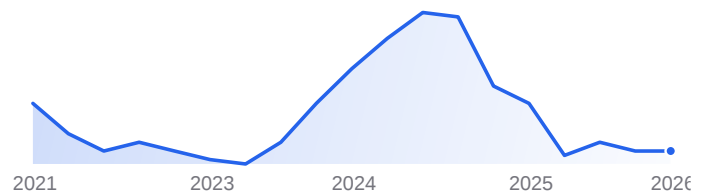
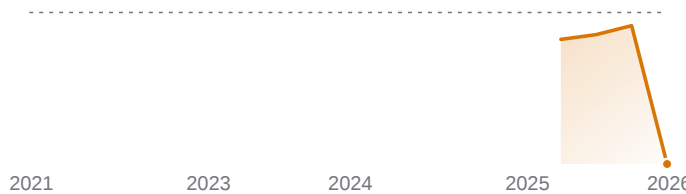


Sale premium vs estimated value

-9.9%

Annual turnover (share of homes sold)

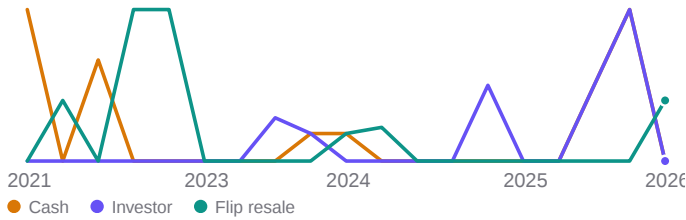
3.8%



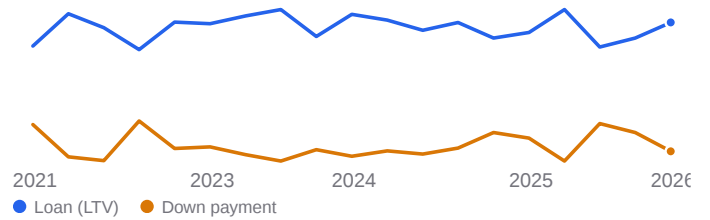
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 90% · Down payment 8.0%



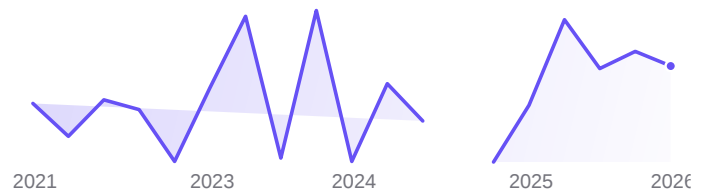
Sellers who sold at a gain

80%



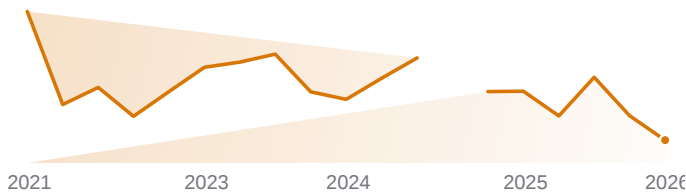
Typical hold before selling

13.7 yrs



Median annualized return at resale

+1.6%



HOUSING STOCK

Homes	316
Median value (AVM)	\$449K
Median size	1,508 ft²
Median bedrooms	3
Median year built	2004
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	39%
Underwater (LTV 125% or more)	0.9%
Owner occupied	87%
Company owned	11%
Median loan-to-value	62%
Typical ownership tenure	10.6 yrs

COMMUNITY

Population	54
Density	237 / mi²
Median household income	\$83K
Average household income	\$95K
Crime index (US avg 100)	65
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	173
Homes occupied	96%
Bachelor's or higher	8%
Poverty rate	6.0%
Unemployment	1.3%
Average temp	53°F
Annual precip	43 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.