

Gervais 97026

ZIP code · OR · Oregon > Marion County > Gervais

BALANCED MARKET

\$428K

MEDIAN SALE PRICE

+5.7%

1-YR CHANGE

27

SALES (12 MO)

\$466K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 41 / 100



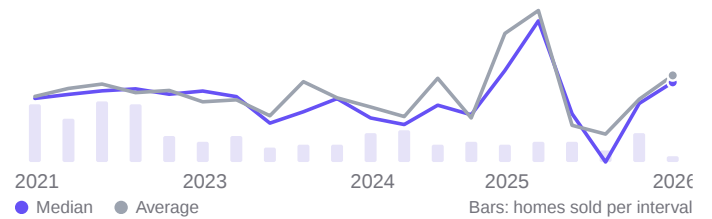
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

41 / 100

Sale prices

Median \$484K · Average \$512K

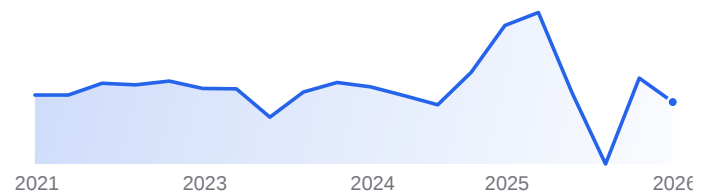
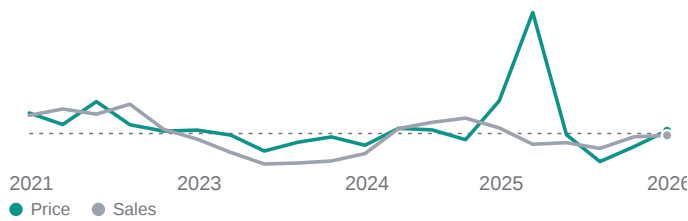


Growth (year over year)

Price +5.7% · Sales -3.6%

Price per square foot

\$200/ft²

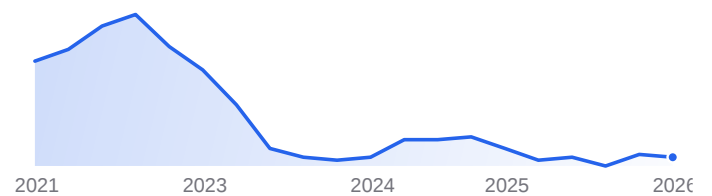


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

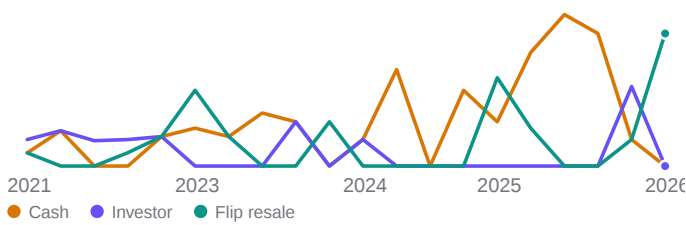
2.3%



BUYERS & OUTCOMES

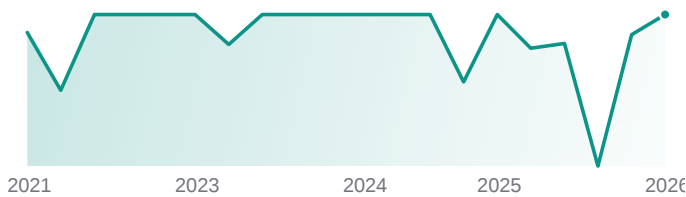
Buyer mix

Cash 0% · Investor 0% · Flip resale 50%



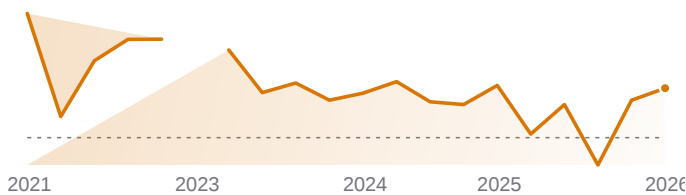
Sellers who sold at a gain

100%

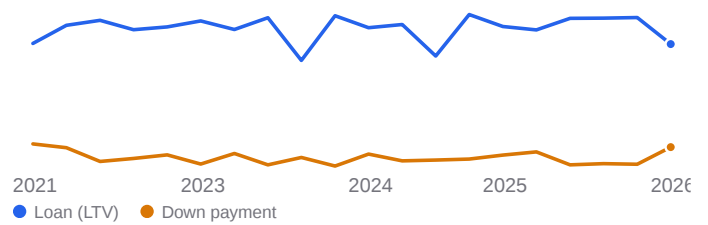


Median annualized return at resale

+5.9%

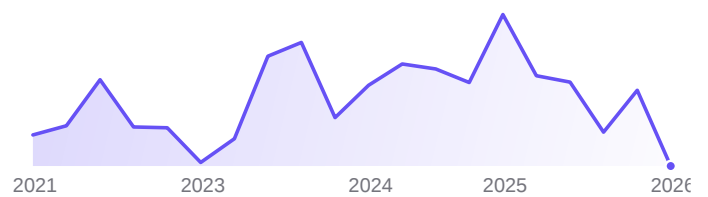


Financing (share of purchase price) Loan (LTV) 80% · Down payment 14%



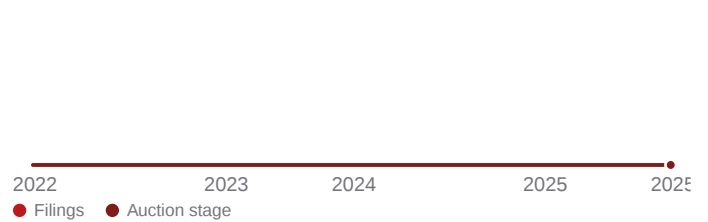
Typical hold before selling

0.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,167
Median value (AVM)	\$466K
Median size	1,573 ft²
Median bedrooms	3
Median year built	1995
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	0.9%
Owner occupied	74%
Company owned	16%
Median loan-to-value	37%
Typical ownership tenure	13.8 yrs

COMMUNITY

Population	4,645
Density	147 / mi²
Median household income	\$71K
Average household income	\$100K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	175
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	53°F
Annual precip	43 in
Sunshine	48%

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