

Mosier 97040

ZIP code · OR · Oregon · Wasco County · Mosier

SELLER'S MARKET

\$587K

MEDIAN SALE PRICE

-17.7%

1-YR CHANGE

7

SALES (12 MO)

\$607K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

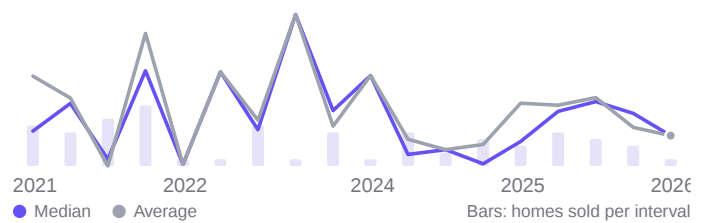
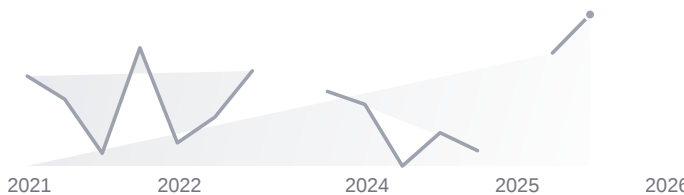
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$525K · Average \$525K

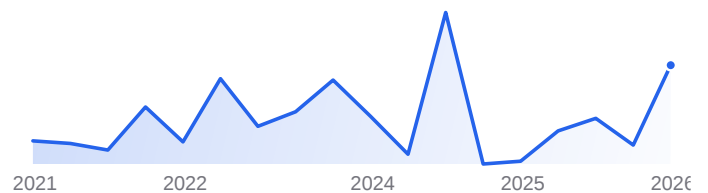
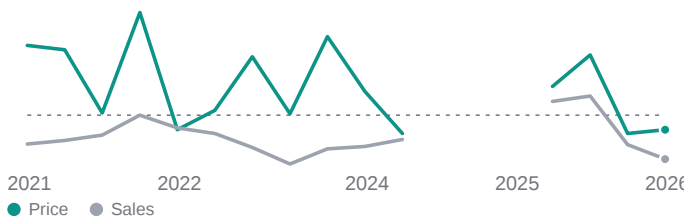


Growth (year over year)

Price -17.7% · Sales -53.3%

Price per square foot

\$684/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

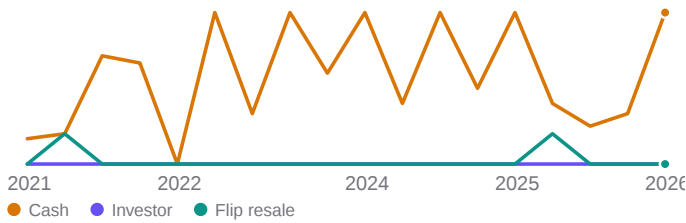
0.9%



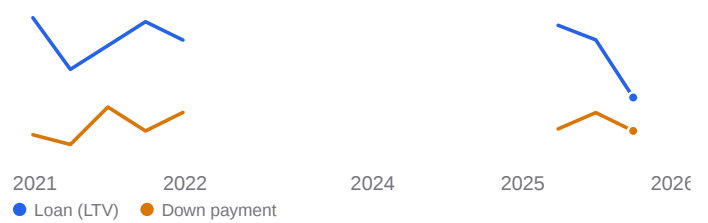
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

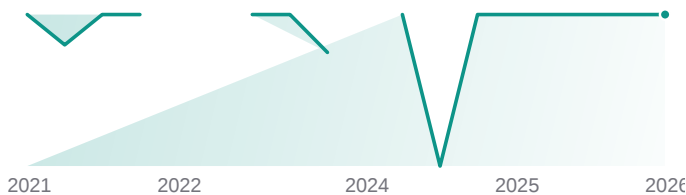


Financing (share of purchase price) Loan (LTV) 38% · Down payment 20%



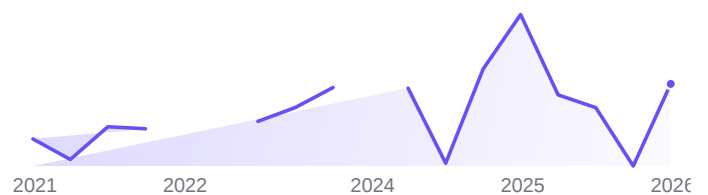
Sellers who sold at a gain

100%



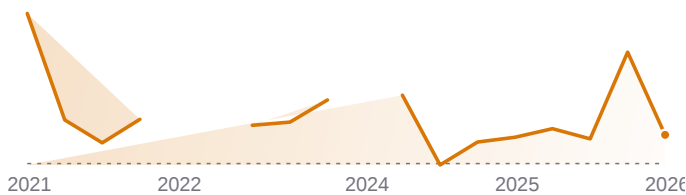
Typical hold before selling

6.5 yrs



Median annualized return at resale

+7.1%



HOUSING STOCK

Homes	810
Median value (AVM)	\$607K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1994
Single family	65%
Condos	4.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	2.9%
Owner occupied	46%
Company owned	26%
Median loan-to-value	14%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	1,311
Density	25 / mi²
Median household income	\$73K
Average household income	\$96K
Crime index (US avg 100)	126
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	95
Homes occupied	83%
Bachelor's or higher	19%
Poverty rate	14.0%
Unemployment	1.0%
Average temp	49°F
Annual precip	23 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.