

Rainier 97048

ZIP code · OR · Oregon · Columbia County · Rainier

SELLER'S MARKET

\$463K

MEDIAN SALE PRICE

+17.7%

1-YR CHANGE

69

SALES (12 MO)

\$393K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



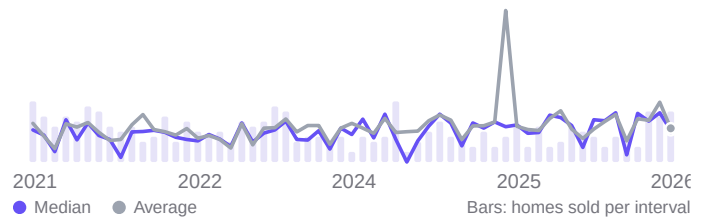
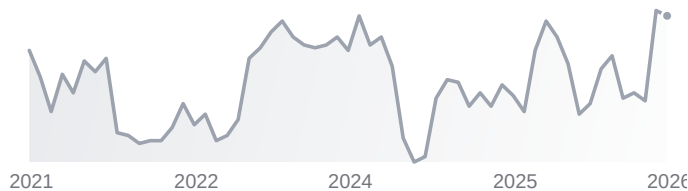
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$393K · Average \$408K

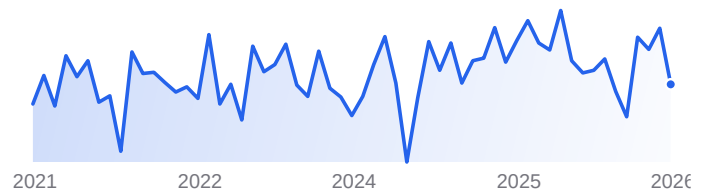
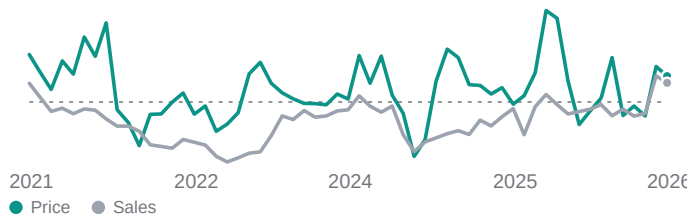


Growth (year over year)

Price +17.7% · Sales +13.1%

Price per square foot

\$207/ft²

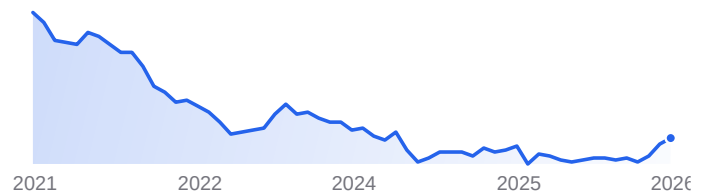


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

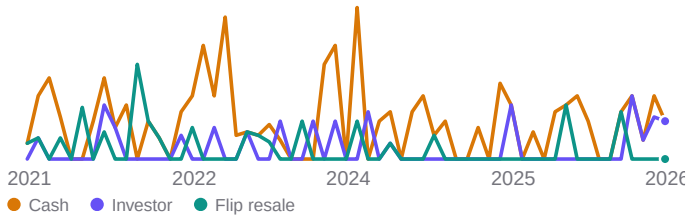
2.3%



BUYERS & OUTCOMES

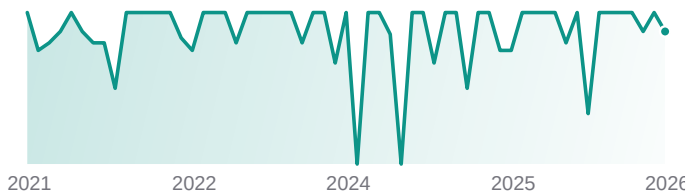
Buyer mix

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



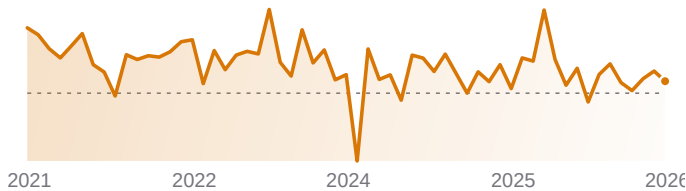
Sellers who sold at a gain

88%

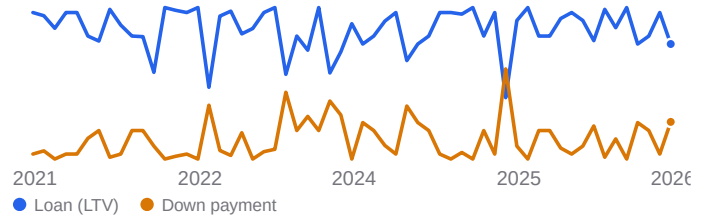


Median annualized return at resale

+2.9%

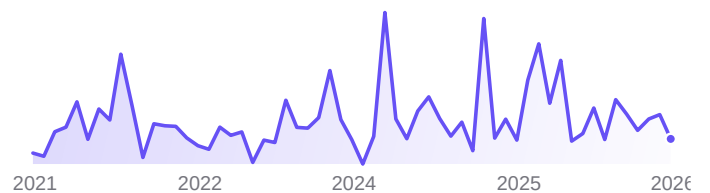


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



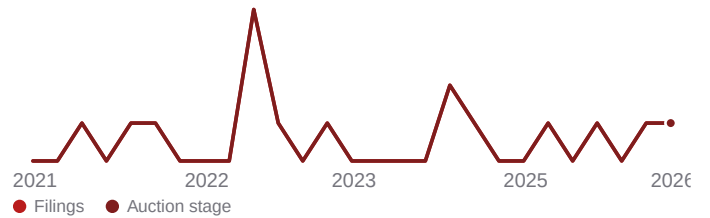
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	3,028
Median value (AVM)	\$393K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	2.8%
Owner occupied	74%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	7,507
Density	70 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	176
Homes occupied	94%
Bachelor's or higher	10%
Poverty rate	13.1%
Unemployment	1.3%
Average temp	50°F
Annual precip	61 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.