

Saint Helens 97051

ZIP code · OR · Oregon > Columbia County

BALANCED MARKET

\$408K

MEDIAN SALE PRICE

+2.0%

1-YR CHANGE

215

SALES (12 MO)

\$435K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



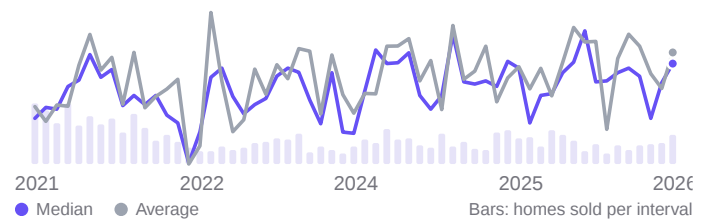
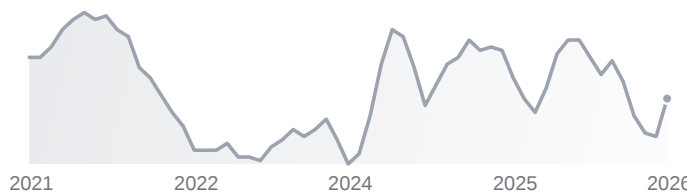
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$435K · Average \$447K

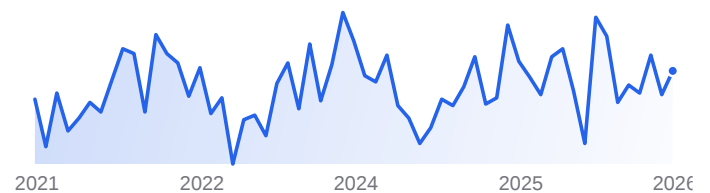
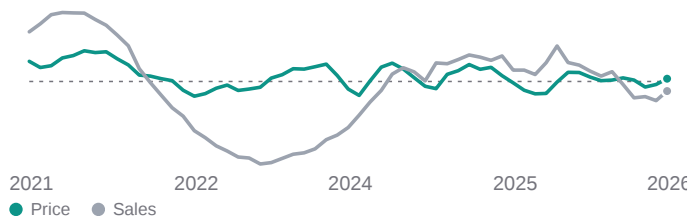


Growth (year over year)

Price +2.0% · Sales -6.9%

Price per square foot

\$264/ft²

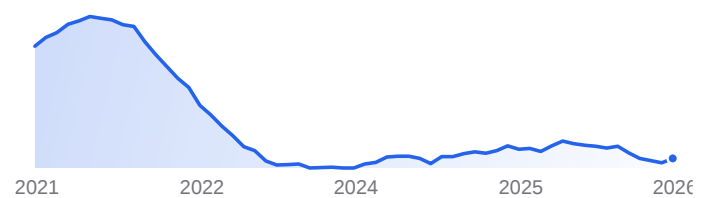
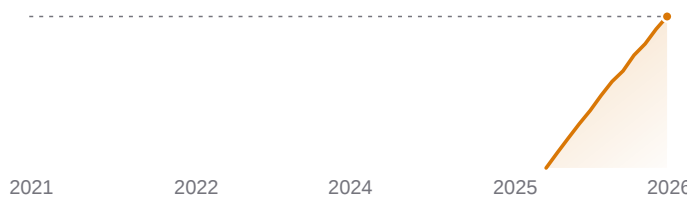


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

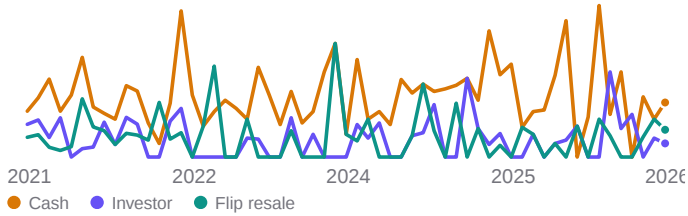
3.6%



BUYERS & OUTCOMES

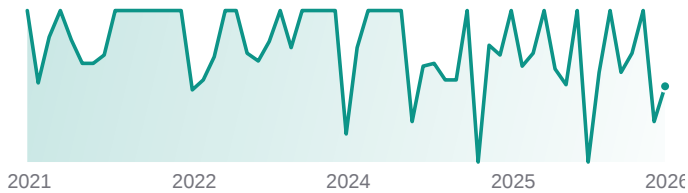
Buyer mix

Cash 16% · Investor 4.0% · Flip resale 8.0%



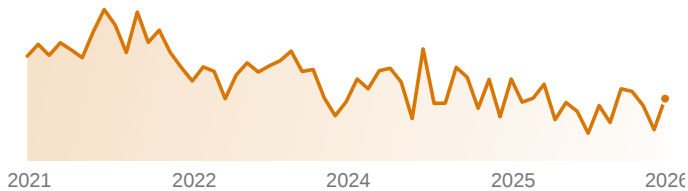
Sellers who sold at a gain

86%

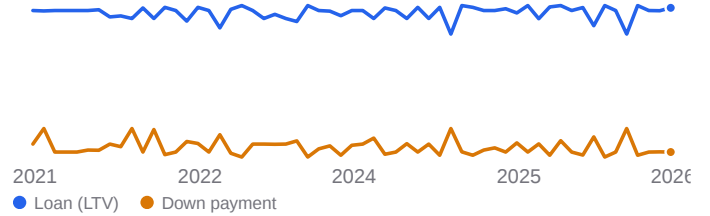


Median annualized return at resale

+5.1%

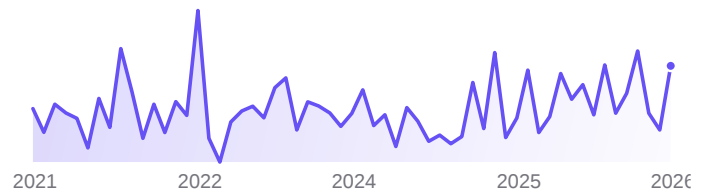


Financing (share of purchase price) Loan (LTV) 97% · Down payment 5.0%



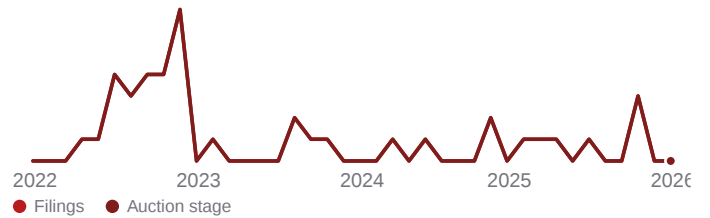
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,026
Median value (AVM)	\$435K
Median size	1,576 ft²
Median bedrooms	3
Median year built	1982
Single family	86%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	17%
Median loan-to-value	50%
Typical ownership tenure	9.1 yrs

COMMUNITY

Population	17,638
Density	311 / mi²
Median household income	\$82K
Average household income	\$93K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	176
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	7.0%
Unemployment	1.5%
Average temp	51°F
Annual precip	57 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.