

Warren 97053

ZIP code · OR · Oregon · Columbia County · Warren

BALANCED MARKET

\$577K

MEDIAN SALE PRICE

+8.5%

1-YR CHANGE

34

SALES (12 MO)

\$688K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

Balanced

Seller's market

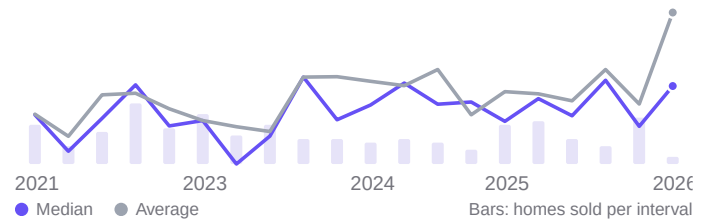
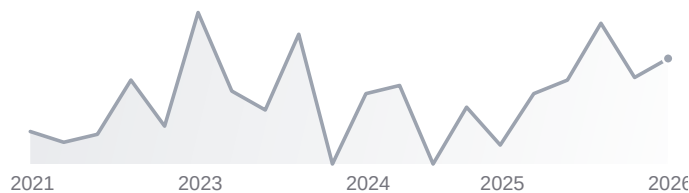
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

59 / 100

Sale prices

Median \$710K · Average \$1.1M

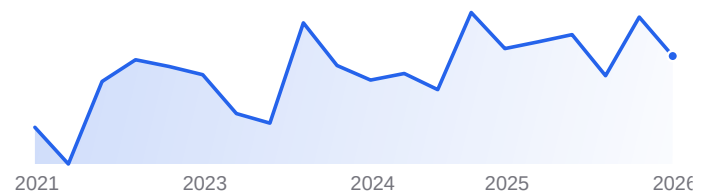
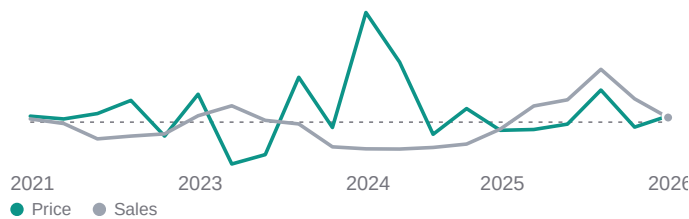


Growth (year over year)

Price +8.5% · Sales +6.3%

Price per square foot

\$313/ft²

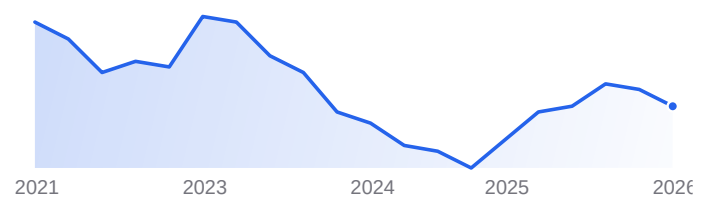
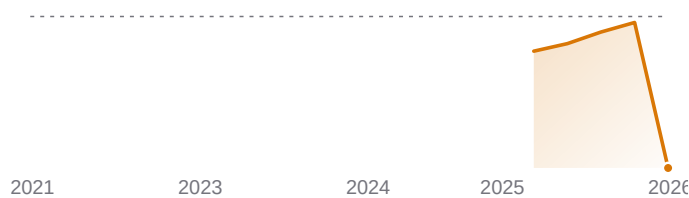


Sale premium vs estimated value

-5.2%

Annual turnover (share of homes sold)

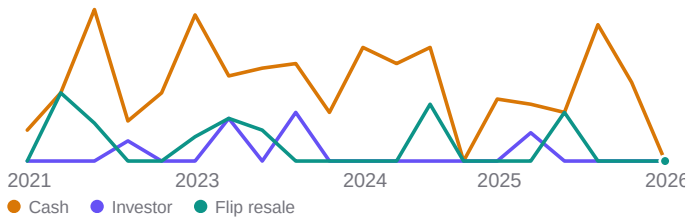
2.4%



BUYERS & OUTCOMES

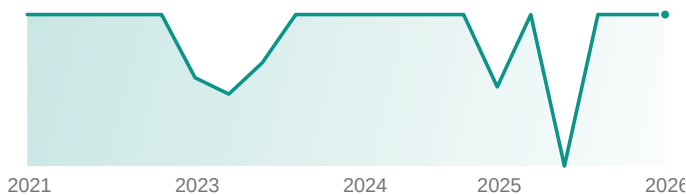
Buyer mix

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



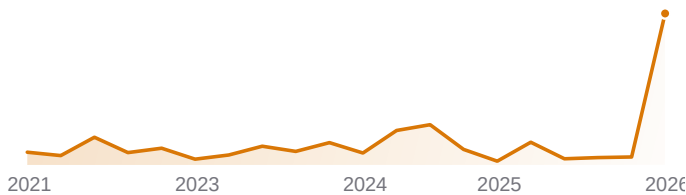
Sellers who sold at a gain

100%

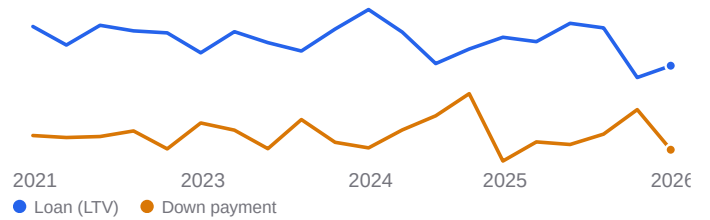


Median annualized return at resale

+83.0%

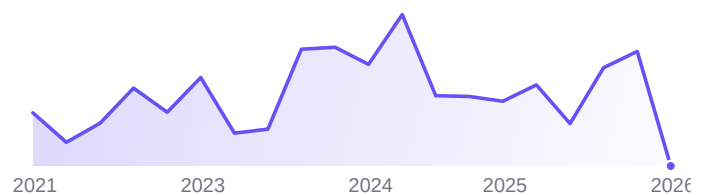


Financing (share of purchase price) Loan (LTV) 59% · Down payment 9.9%



Typical hold before selling

1.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,395
Median value (AVM)	\$688K
Median size	1,934 ft²
Median bedrooms	3
Median year built	1980
Single family	82%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.2%
Owner occupied	85%
Company owned	22%
Median loan-to-value	39%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	3,718
Density	258 / mi²
Median household income	\$103K
Average household income	\$117K
Crime index (US avg 100)	56
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	181
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	2.5%
Unemployment	1.4%
Average temp	52°F
Annual precip	48 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.