

Deer Island 97054

ZIP code · OR · Oregon > Columbia County > Deer Island

SELLER'S MARKET

\$627K

MEDIAN SALE PRICE

-19.9%

1-YR CHANGE

7

SALES (12 MO)

\$486K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

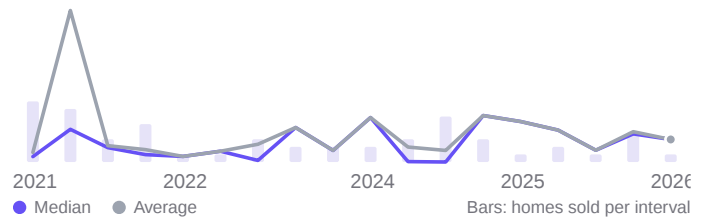
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

67 / 100

Sale prices

Median \$575K · Average \$575K

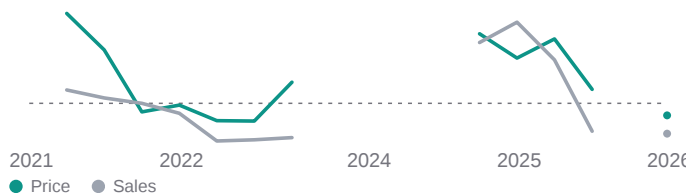


Growth (year over year)

Price -19.9% · Sales -50.0%

Price per square foot

\$291/ft²

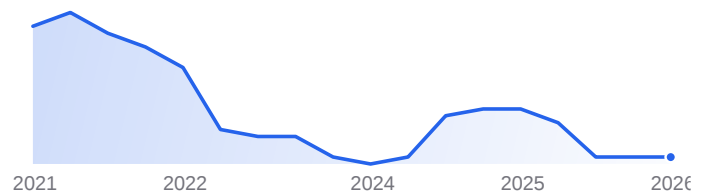


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

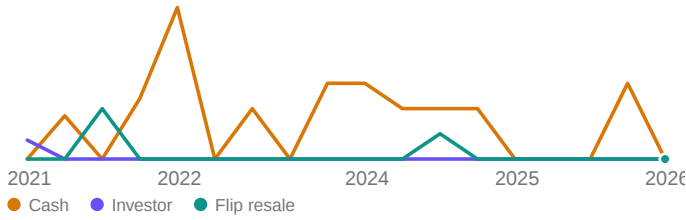
1.2%



BUYERS & OUTCOMES

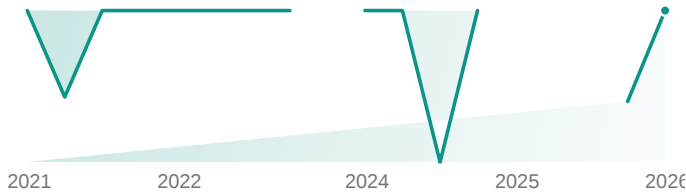
Buyer mix

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



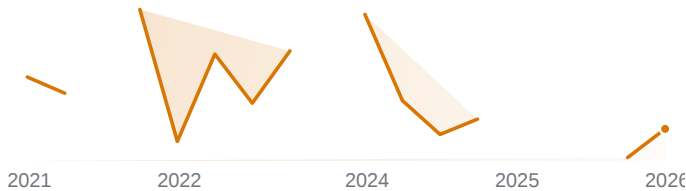
Sellers who sold at a gain

100%

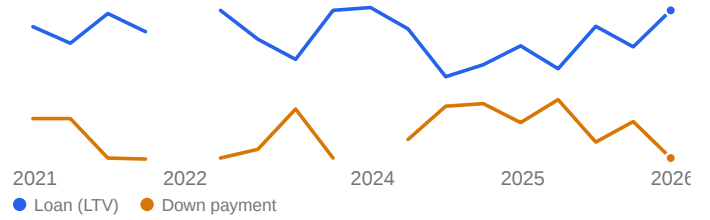


Median annualized return at resale

+4.2%

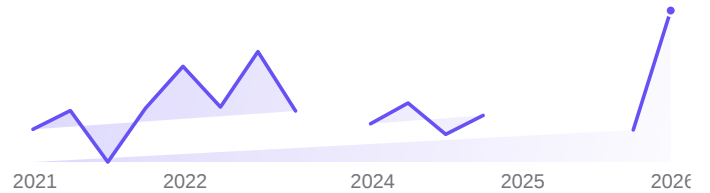


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

20.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	604
Median value (AVM)	\$486K
Median size	1,728 ft²
Median bedrooms	3
Median year built	1986
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.6%
Owner occupied	78%
Company owned	15%
Median loan-to-value	46%
Typical ownership tenure	12.6 yrs

COMMUNITY

Population	1,841
Density	39 / mi²
Median household income	\$83K
Average household income	\$99K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	176
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	7.1%
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, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.