

Scappoose 97056

ZIP code · OR · Oregon > Columbia County > Scappoose

BUYER'S MARKET

\$488K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

121

SALES (12 MO)

\$506K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



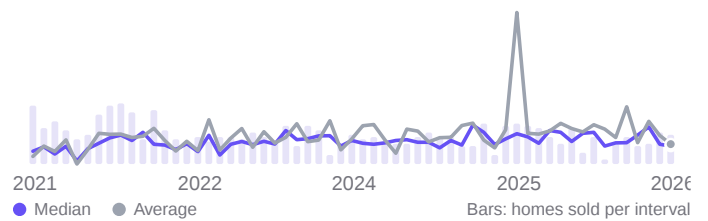
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$450K · Average \$460K

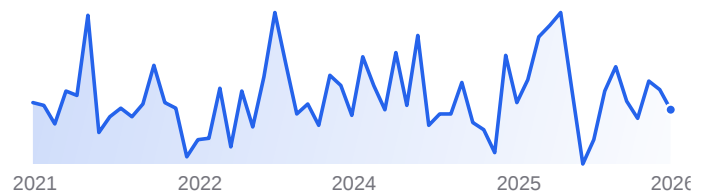
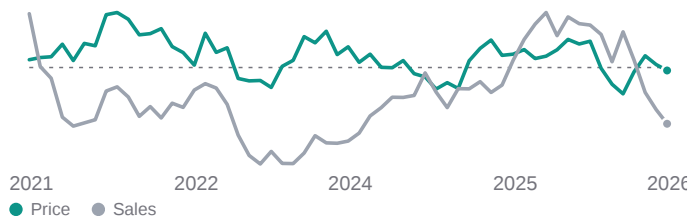


Growth (year over year)

Price -1.2% · Sales -22.4%

Price per square foot

\$254/ft²

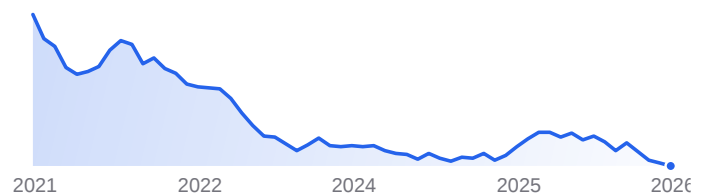
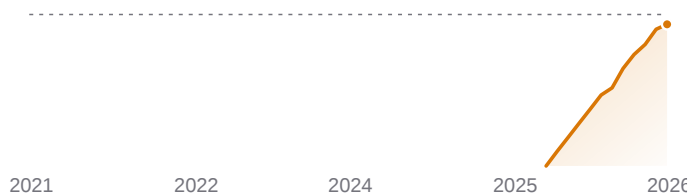


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

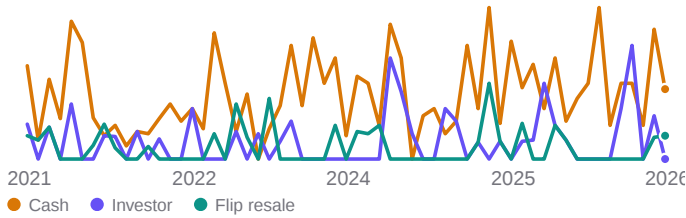
2.6%



BUYERS & OUTCOMES

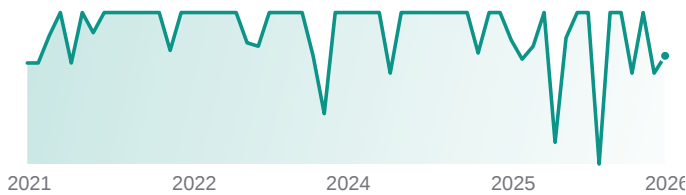
Buyer mix

Cash 23% · Investor 0% · Flip resale 7.7%



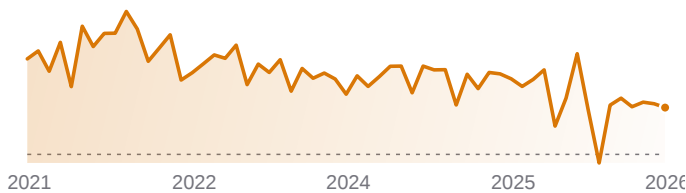
Sellers who sold at a gain

86%

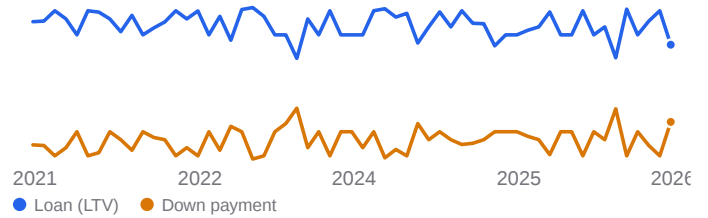


Median annualized return at resale

+3.8%

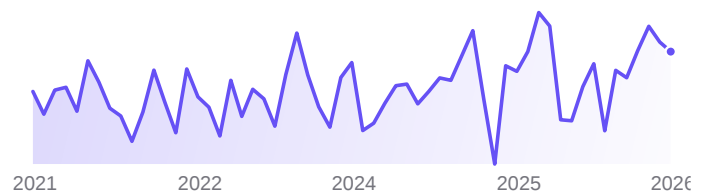


Financing (share of purchase price) Loan (LTV) 74% · Down payment 26%



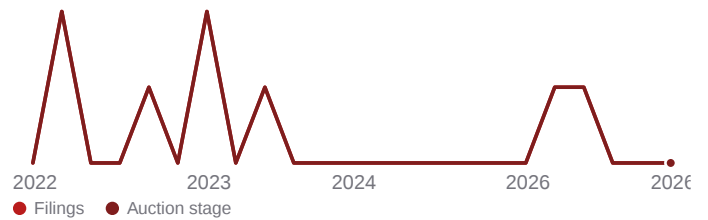
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,637
Median value (AVM)	\$506K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1990
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	18%
Median loan-to-value	48%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	13,628
Density	118 / mi²
Median household income	\$94K
Average household income	\$115K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	186
Homes occupied	97%
Bachelor's or higher	17%
Poverty rate	5.3%
Unemployment	1.5%
Average temp	51°F
Annual precip	56 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.