

Vernonia 97064

ZIP code · OR · Oregon > Columbia County > Vernonia

BALANCED MARKET

\$430K

MEDIAN SALE PRICE

+17.4%

1-YR CHANGE

52

SALES (12 MO)

\$376K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



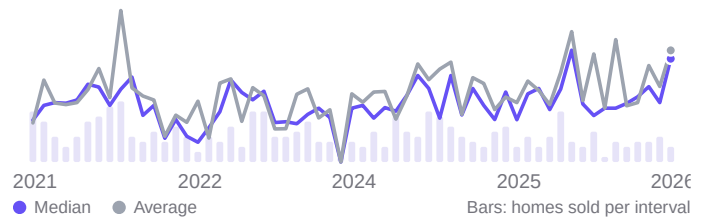
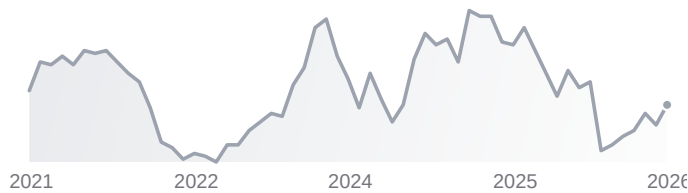
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$515K · Average \$545K

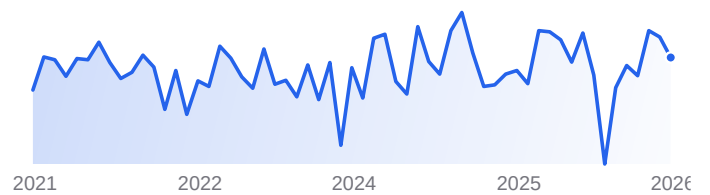
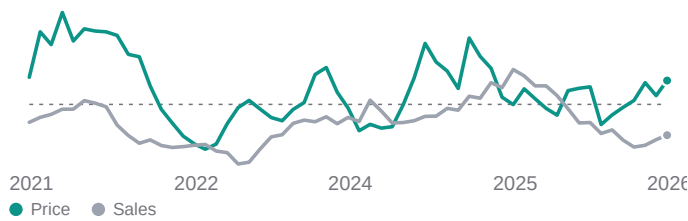


Growth (year over year)

Price +17.4% · Sales -22.4%

Price per square foot

\$265/ft²

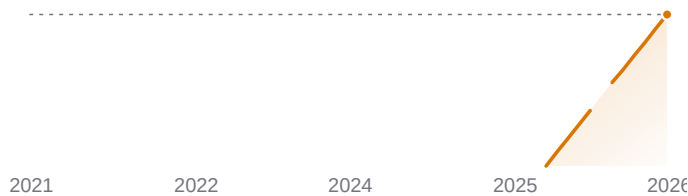


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

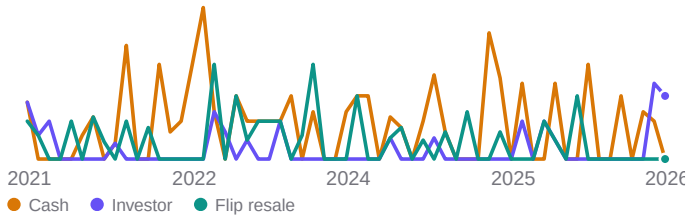
3.1%



BUYERS & OUTCOMES

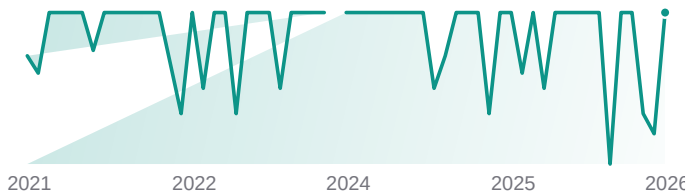
Buyer mix

Cash 0% · Investor 33% · Flip resale 0%



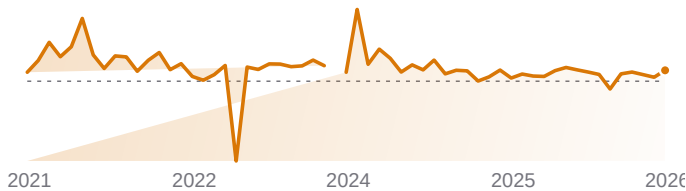
Sellers who sold at a gain

100%

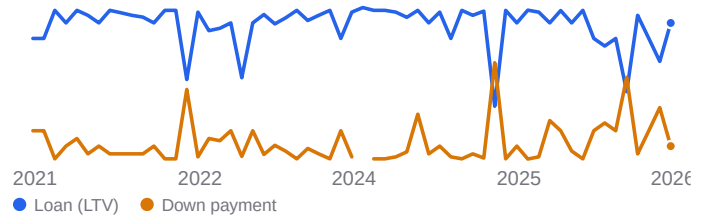


Median annualized return at resale

+6.7%

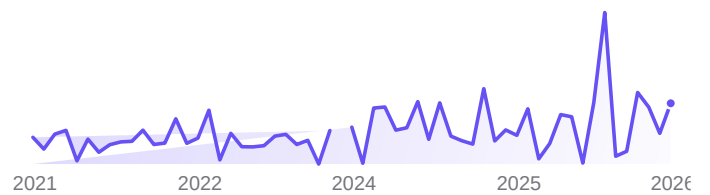


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



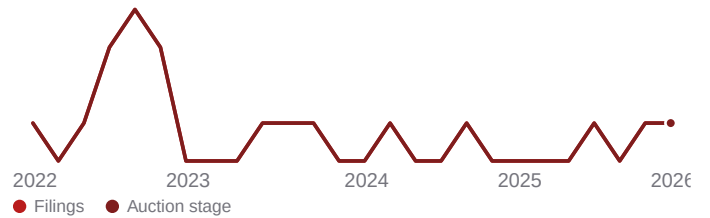
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,685
Median value (AVM)	\$376K
Median size	1,522 ft²
Median bedrooms	3
Median year built	1979
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	2.4%
Owner occupied	75%
Company owned	14%
Median loan-to-value	52%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	3,343
Density	20 / mi²
Median household income	\$71K
Average household income	\$86K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	126
Earthquake index (US avg 100)	183
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	9.5%
Unemployment	1.5%
Average temp	49°F
Annual precip	68 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.