

Woodburn 97071

ZIP code · OR · Oregon > Marion County > Woodburn

BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-1.6%

1-YR CHANGE

300

SALES (12 MO)

\$421K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



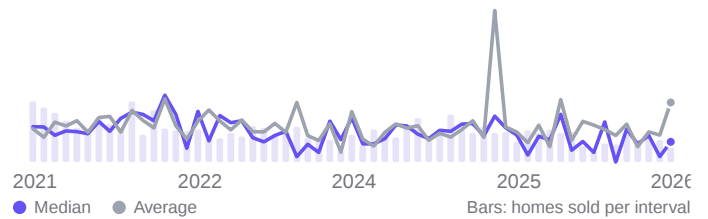
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$385K · Average \$478K

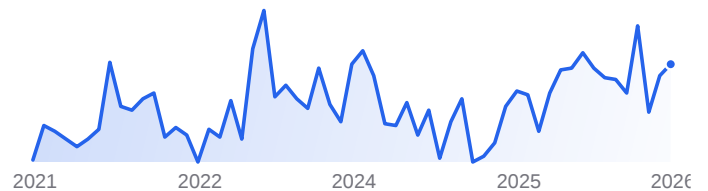
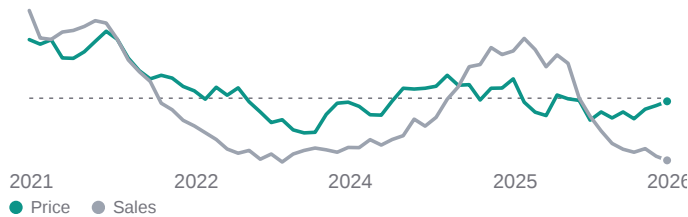


Growth (year over year)

Price -1.6% · Sales -31.4%

Price per square foot

\$279/ft²

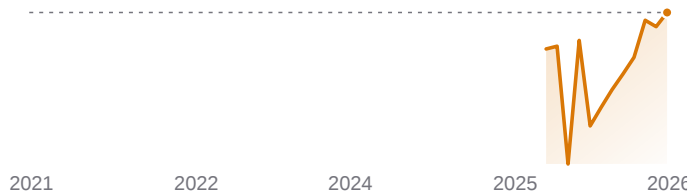


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

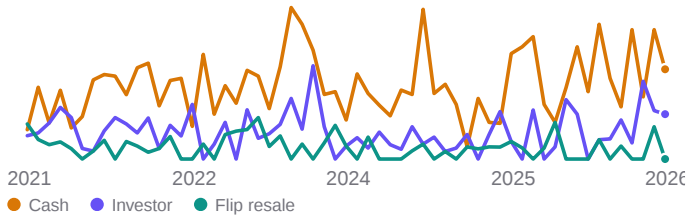
3.7%



BUYERS & OUTCOMES

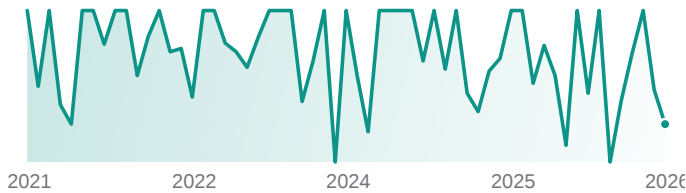
Buyer mix

Cash 22% · Investor 11% · Flip resale 0%



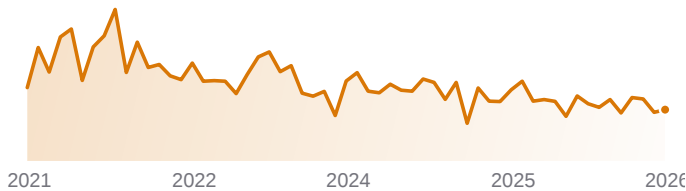
Sellers who sold at a gain

88%

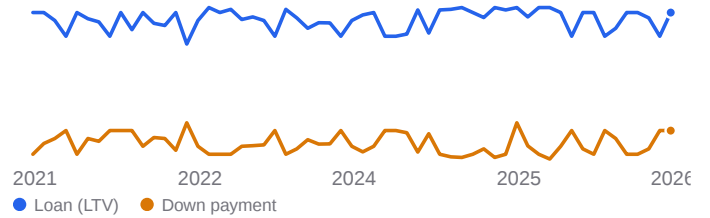


Median annualized return at resale

+4.3%

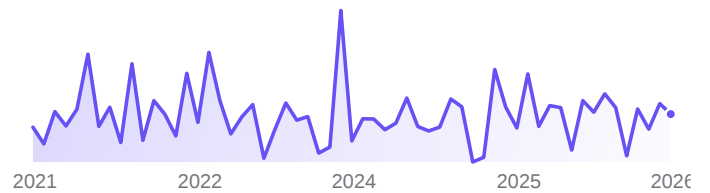


Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



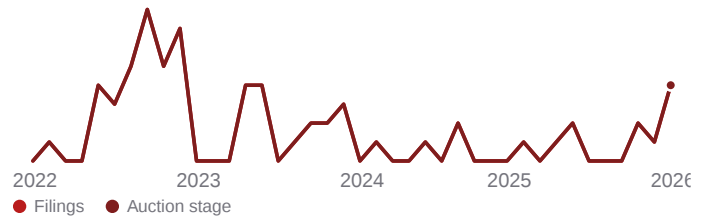
Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	8,205
Median value (AVM)	\$421K
Median size	1,497 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	14%
Median loan-to-value	43%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	30,883
Density	569 / mi²
Median household income	\$65K
Average household income	\$87K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	173
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	53°F
Annual precip	43 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.