

Carlton 97111

ZIP code · OR · Oregon > Yamhill County > Carlton

BUYER'S MARKET

\$336K

MEDIAN SALE PRICE

-35.1%

1-YR CHANGE

50

SALES (12 MO)

\$528K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 26 / 100



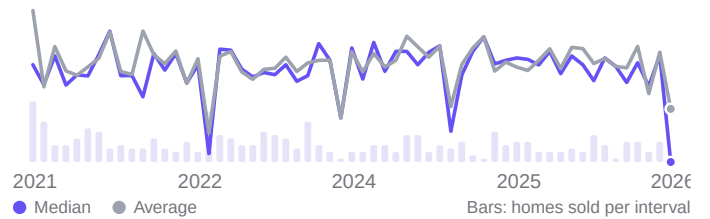
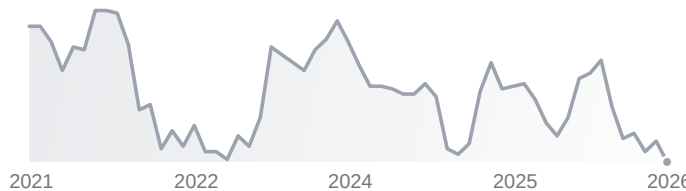
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

26 / 100

Sale prices

Median \$62K · Average \$301K

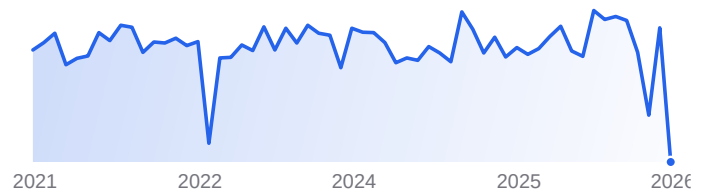
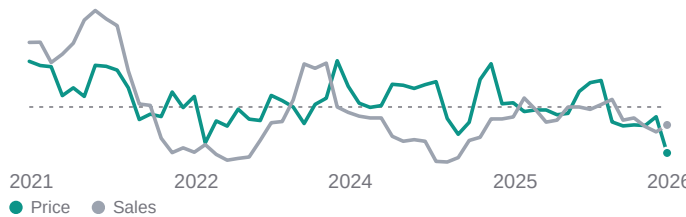


Growth (year over year)

Price -35.1% · Sales -13.8%

Price per square foot

\$31/ft²

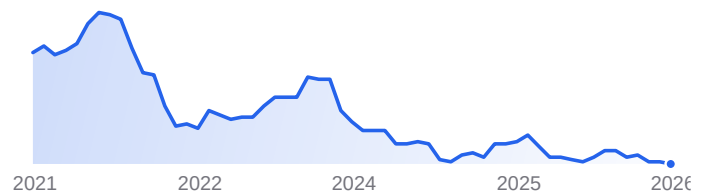
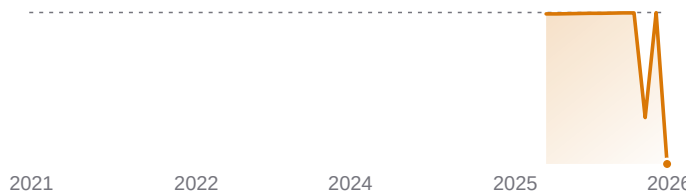


Sale premium vs estimated value

-85.4%

Annual turnover (share of homes sold)

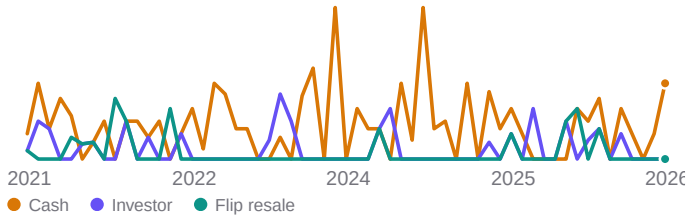
3.6%



BUYERS & OUTCOMES

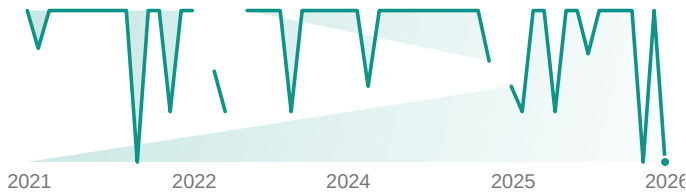
Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



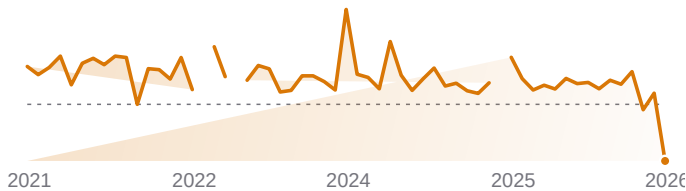
Sellers who sold at a gain

50%

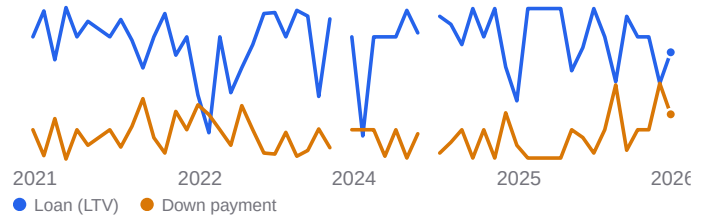


Median annualized return at resale

-14.4%

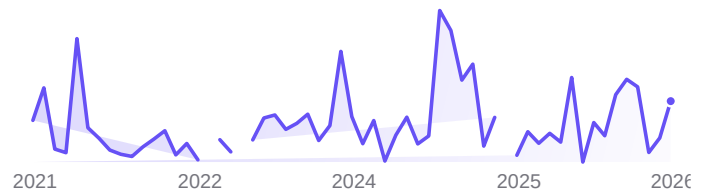


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



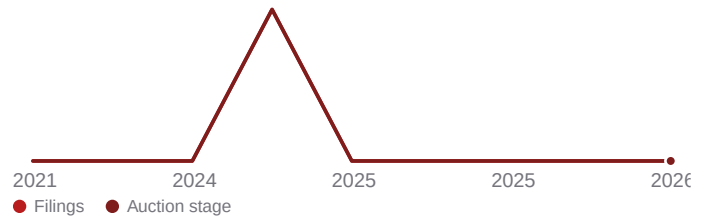
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,400
Median value (AVM)	\$528K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1995
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.4%
Owner occupied	71%
Company owned	19%
Median loan-to-value	47%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	5,498
Density	124 / mi²
Median household income	\$100K
Average household income	\$112K
Crime index (US avg 100)	59
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	188
Homes occupied	95%
Bachelor's or higher	20%
Poverty rate	7.7%
Unemployment	1.4%
Average temp	52°F
Annual precip	55 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.