

Cornelius 97113

ZIP code · OR · Oregon > Washington County > Cornelius

BALANCED MARKET

\$466K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

182

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



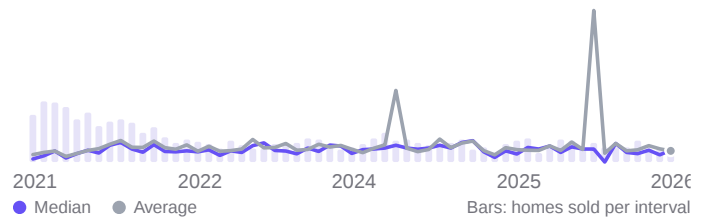
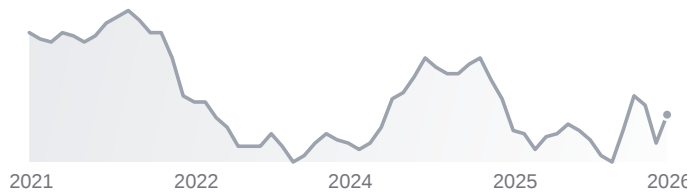
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

48 / 100

Sale prices

Median \$480K · Average \$474K

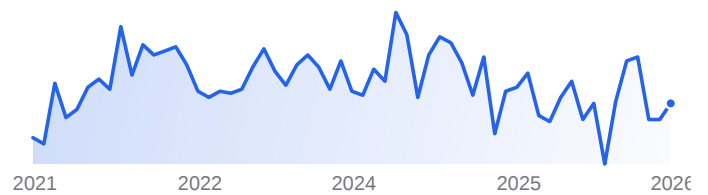
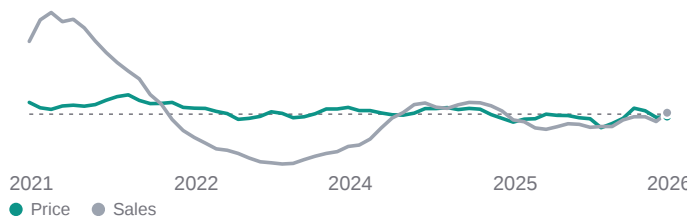


Growth (year over year)

Price -2.9% · Sales +1.7%

Price per square foot

\$268/ft²

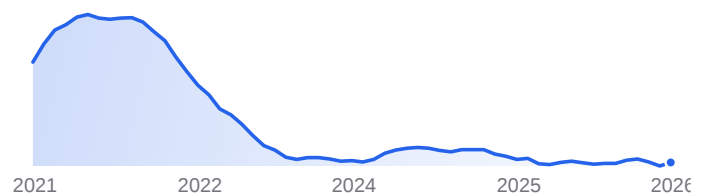
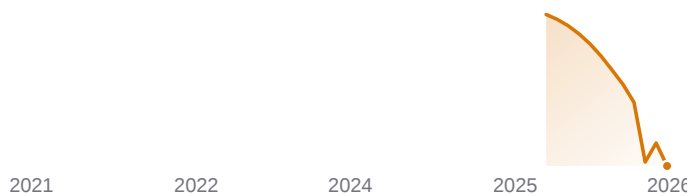


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

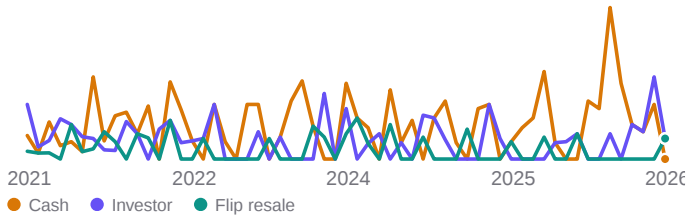
3.9%



BUYERS & OUTCOMES

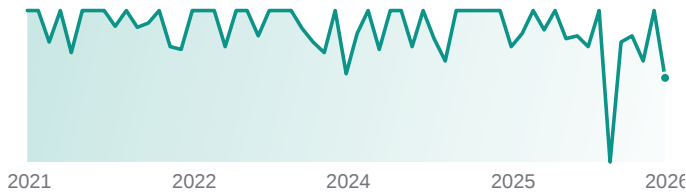
Buyer mix

Cash 0% · Investor 6.3% · Flip resale 6.3%



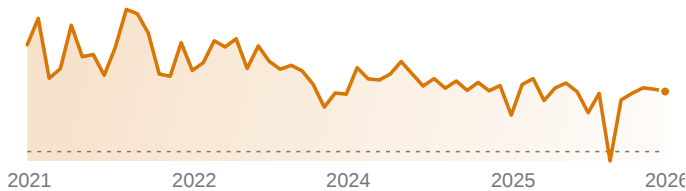
Sellers who sold at a gain

73%

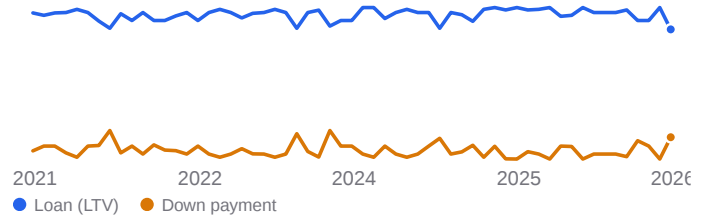


Median annualized return at resale

+4.3%

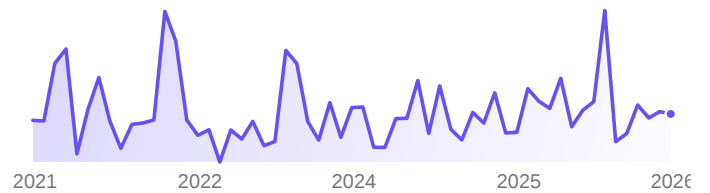


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



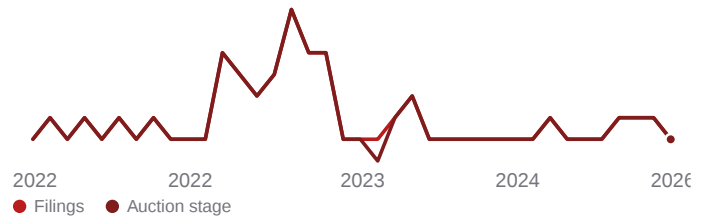
Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,703
Median value (AVM)	\$462K
Median size	1,548 ft²
Median bedrooms	3
Median year built	1995
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	13%
Median loan-to-value	58%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	13,563
Density	377 / mi²
Median household income	\$84K
Average household income	\$121K
Crime index (US avg 100)	79
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	190
Homes occupied	97%
Bachelor's or higher	11%
Poverty rate	8.3%
Unemployment	1.3%
Average temp	52°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.