

Dayton 97114

ZIP code · OR · Oregon > Yamhill County > Dayton

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

+77.8%

1-YR CHANGE

31

SALES (12 MO)

\$495K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

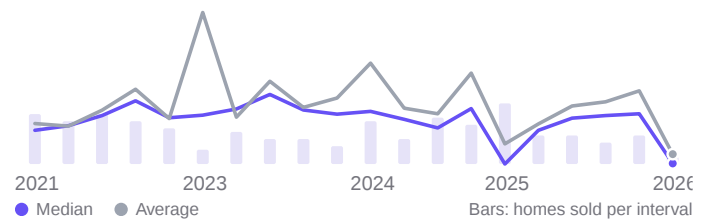
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$170K · Average \$220K

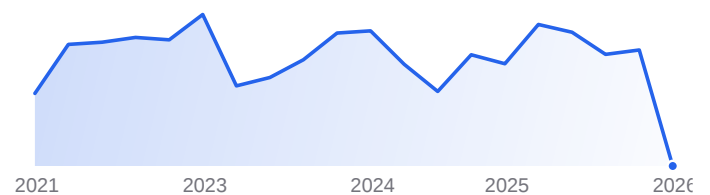
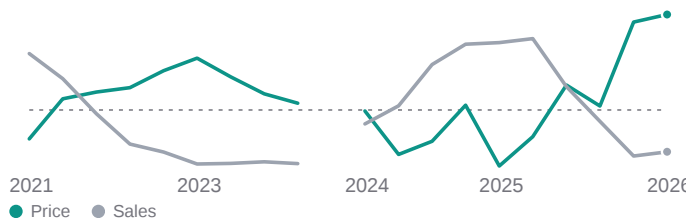


Growth (year over year)

Price +77.8% · Sales -34.0%

Price per square foot

\$90/ft²

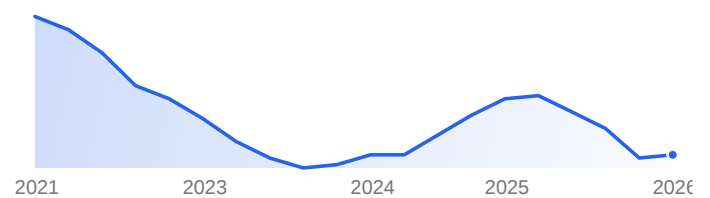
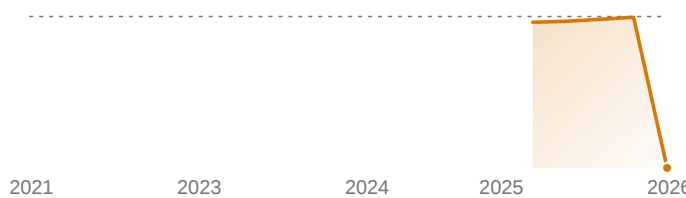


Sale premium vs estimated value

-46.0%

Annual turnover (share of homes sold)

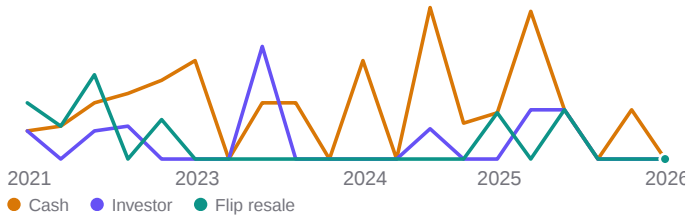
1.9%



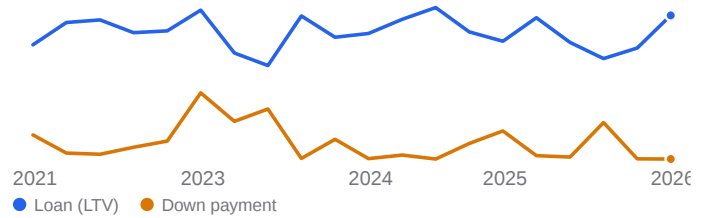
BUYERS & OUTCOMES

Buyer mix

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

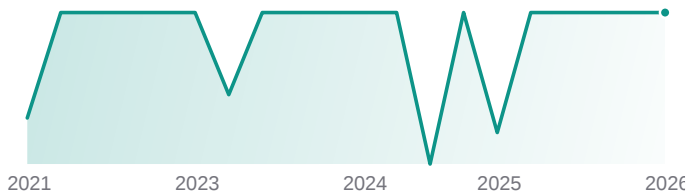


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.9%



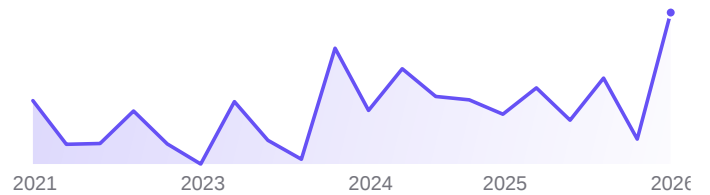
Sellers who sold at a gain

100%



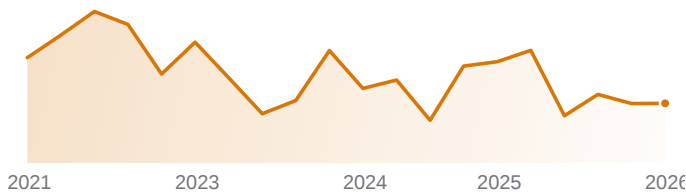
Typical hold before selling

25.5 yrs



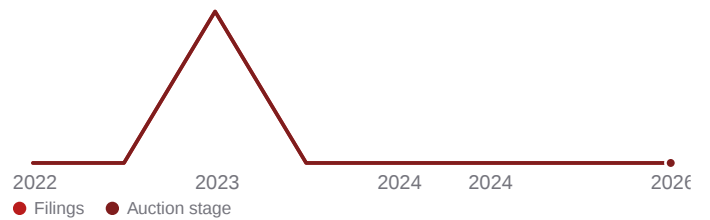
Median annualized return at resale

+4.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,635
Median value (AVM)	\$495K
Median size	1,626 ft²
Median bedrooms	3
Median year built	1978
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	75%
Company owned	20%
Median loan-to-value	37%
Typical ownership tenure	12.7 yrs

COMMUNITY

Population	6,002
Density	103 / mi²
Median household income	\$91K
Average household income	\$103K
Crime index (US avg 100)	81
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	179
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	10.3%
Unemployment	1.2%
Average temp	53°F
Annual precip	44 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.