

Gaston 97119

ZIP code · OR · Oregon · Washington County · Gaston

BUYER'S MARKET

\$453K

MEDIAN SALE PRICE

-22.5%

1-YR CHANGE

40

SALES (12 MO)

\$553K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



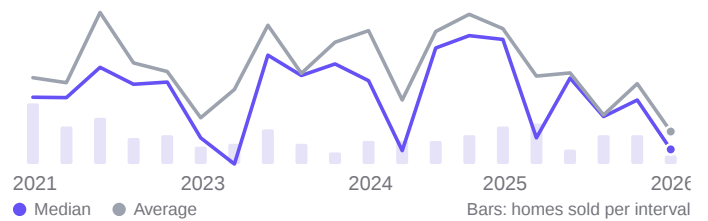
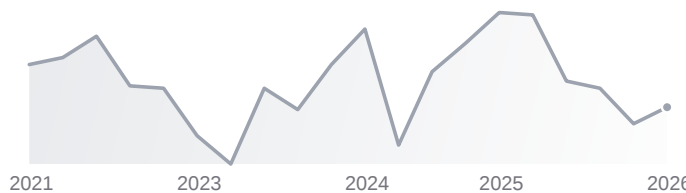
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$300K · Average \$352K

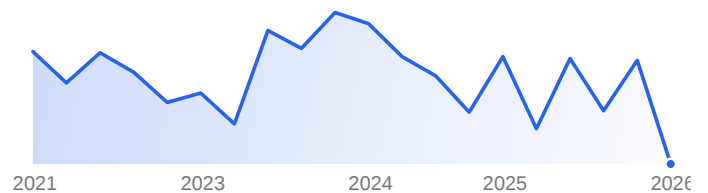
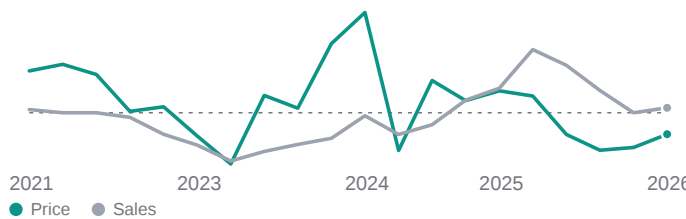


Growth (year over year)

Price -22.5% · Sales +5.3%

Price per square foot

\$138/ft²

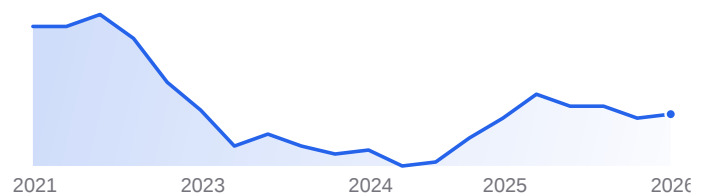


Sale premium vs estimated value

-30.0%

Annual turnover (share of homes sold)

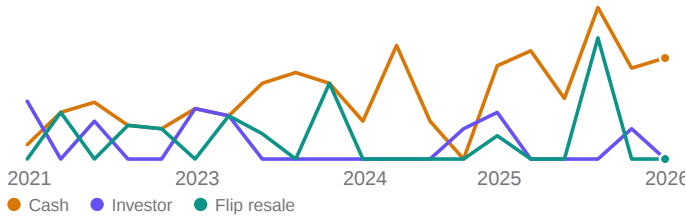
2.7%



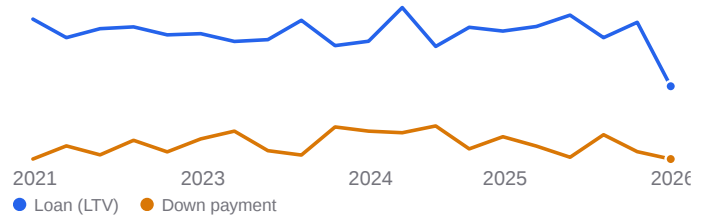
BUYERS & OUTCOMES

Buyer mix

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

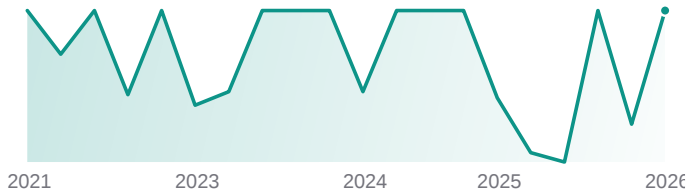


Financing (share of purchase price) Loan (LTV) 50% · Down payment 5.0%



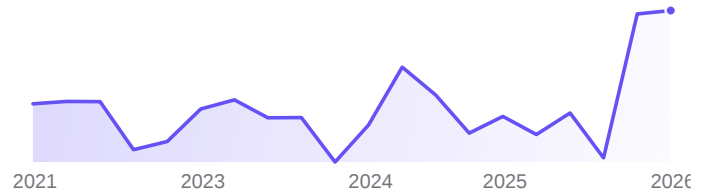
Sellers who sold at a gain

100%



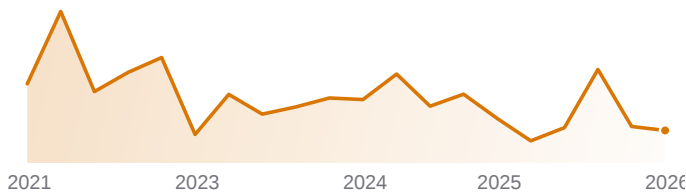
Typical hold before selling

20.7 yrs



Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,478
Median value (AVM)	\$553K
Median size	1,755 ft²
Median bedrooms	3
Median year built	1979
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	3.8%
Owner occupied	68%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	16.8 yrs

COMMUNITY

Population	4,391
Density	35 / mi²
Median household income	\$110K
Average household income	\$129K
Crime index (US avg 100)	137
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	190
Homes occupied	94%
Bachelor's or higher	22%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	49°F
Annual precip	69 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.