

Manning 97125

ZIP code · OR · Oregon · Washington County

\$1.1M

MEDIAN SALE PRICE

3

SALES (12 MO)

\$580K

MEDIAN VALUE (AVM)

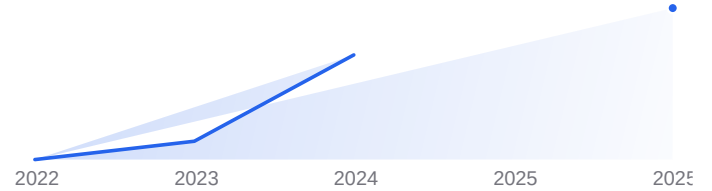
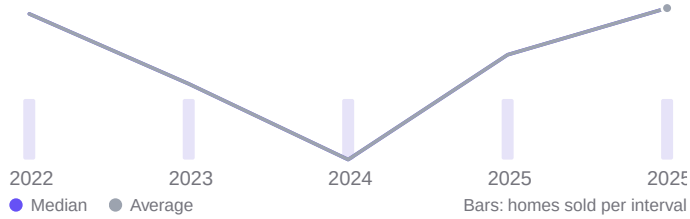
MARKET TRENDS (5 YEARS)

Sale prices

Median \$1.1M · Average \$1.1M

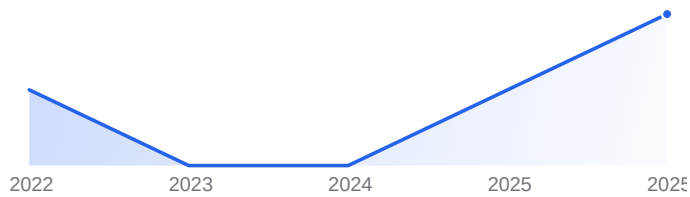
Price per square foot

\$479/ft²



Annual turnover (share of homes sold)

6.7%



BUYERS & OUTCOMES

Buyer mix

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



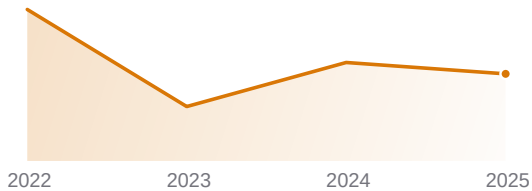
Sellers who sold at a gain

100%



Median annualized return at resale

+7.1%



Financing (share of purchase price) Loan (LTV) 59% · Down payment 41%



Typical hold before selling

34.3 yrs



HOUSING STOCK

Homes	45
Median value (AVM)	\$580K
Median size	2,072 ft²
Median bedrooms	3
Median year built	1975
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	4.3%
Owner occupied	65%
Company owned	27%
Median loan-to-value	43%
Typical ownership tenure	25.2 yrs

COMMUNITY

Population	17
Density	13 / mi²
Median household income	\$126K
Average household income	\$141K
Crime index (US avg 100)	191
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	209
Homes occupied	92%
Bachelor's or higher	24%
Poverty rate	6.7%
Unemployment	1.4%
Average temp	47°F
Annual precip	84 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2025, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.