

McMinnville 97128

ZIP code · OR · Oregon > Yamhill County > McMinnville

BALANCED MARKET

\$459K

MEDIAN SALE PRICE

-9.4%

1-YR CHANGE

391

SALES (12 MO)

\$487K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



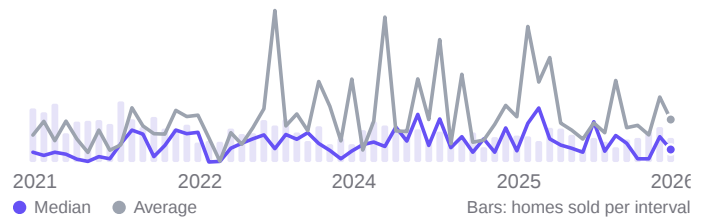
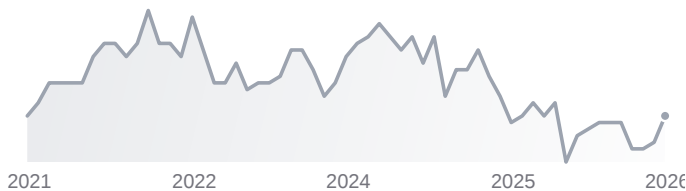
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$456K · Average \$524K

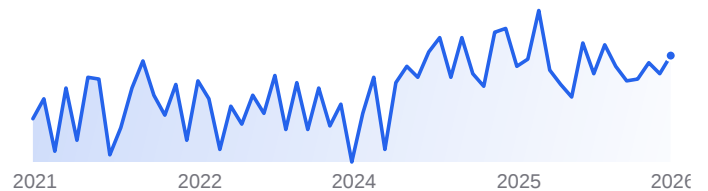
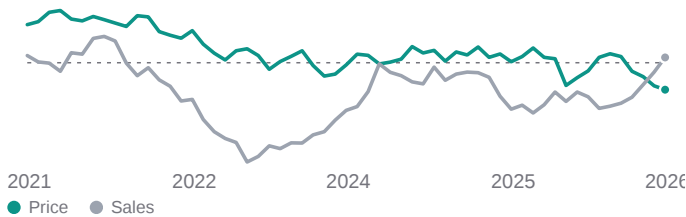


Growth (year over year)

Price -9.4% · Sales +1.8%

Price per square foot

\$297/ft²

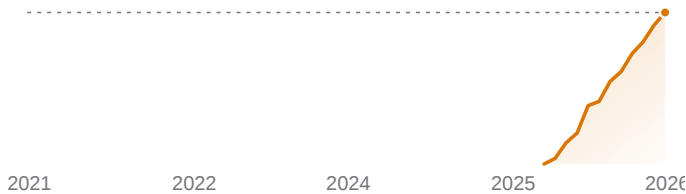


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

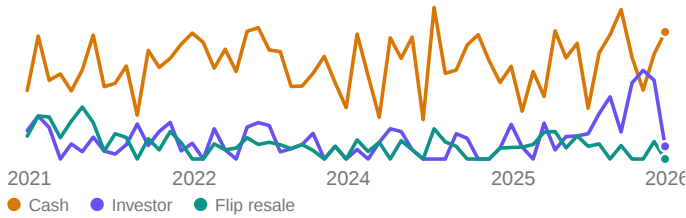
3.2%



BUYERS & OUTCOMES

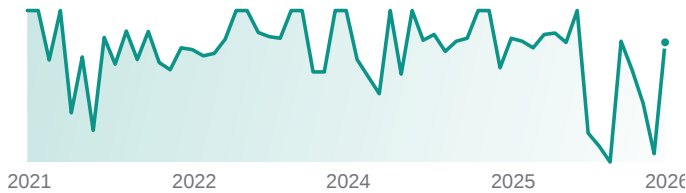
Buyer mix

Cash 32% · Investor 3.2% · Flip resale 0%



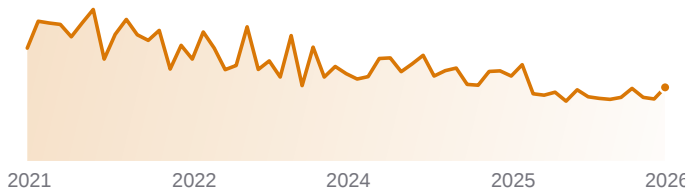
Sellers who sold at a gain

96%

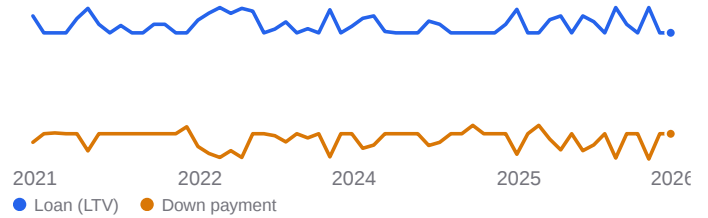


Median annualized return at resale

+5.3%

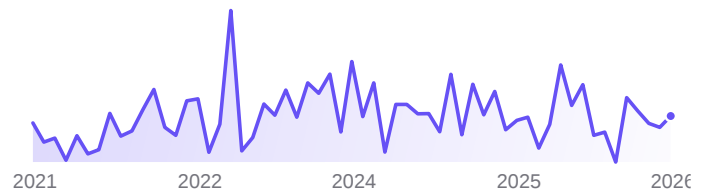


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



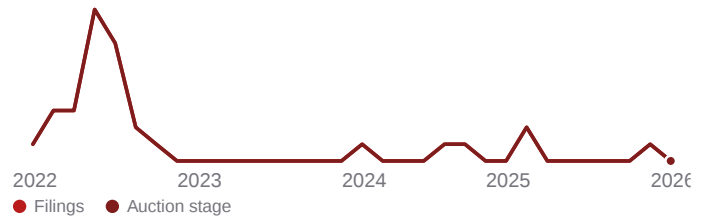
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,054
Median value (AVM)	\$487K
Median size	1,648 ft²
Median bedrooms	3
Median year built	1991
Single family	77%
Condos	0.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.0%
Owner occupied	76%
Company owned	21%
Median loan-to-value	42%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	39,631
Density	343 / mi²
Median household income	\$68K
Average household income	\$91K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	188
Homes occupied	93%
Bachelor's or higher	18%
Poverty rate	13.9%
Unemployment	1.0%
Average temp	53°F
Annual precip	49 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.