

Newberg 97132

ZIP code · OR · Oregon > Yamhill County > Newberg

BUYER'S MARKET

\$535K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

320

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



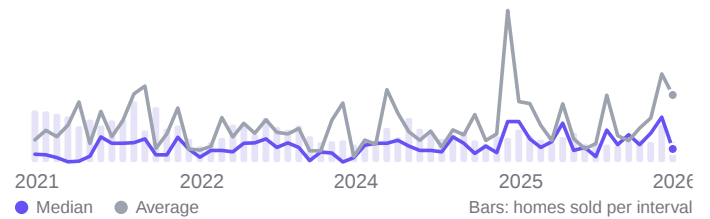
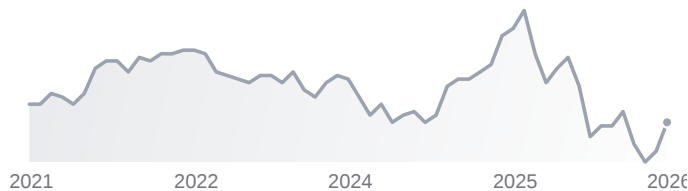
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$480K · Average \$666K

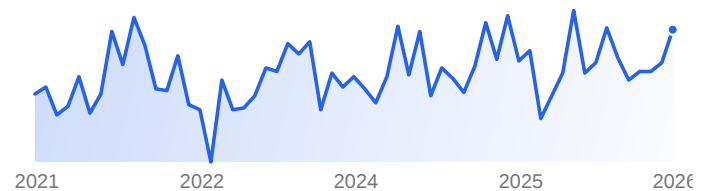
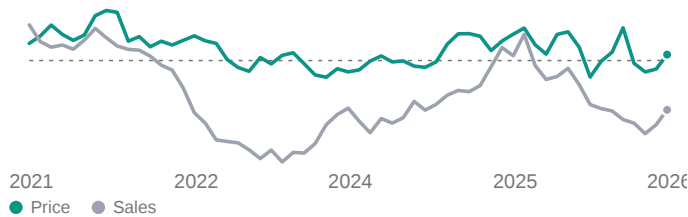


Growth (year over year)

Price +1.9% · Sales -15.6%

Price per square foot

\$323/ft²

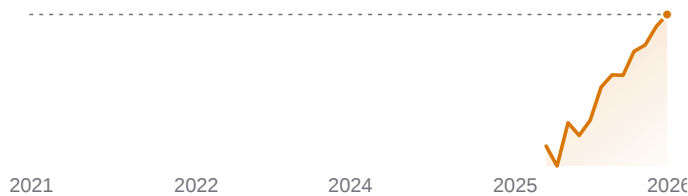


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

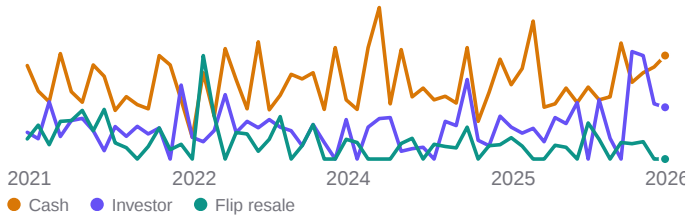
3.3%



BUYERS & OUTCOMES

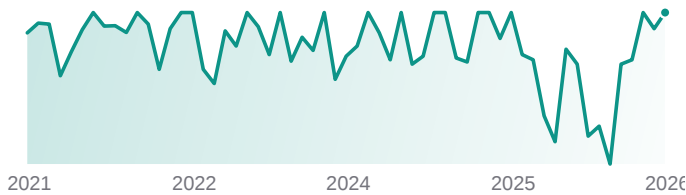
Buyer mix

Cash 25% · Investor 13% · Flip resale 0%



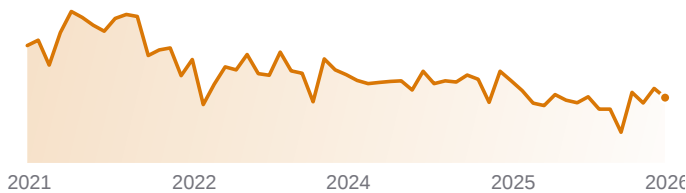
Sellers who sold at a gain

100%

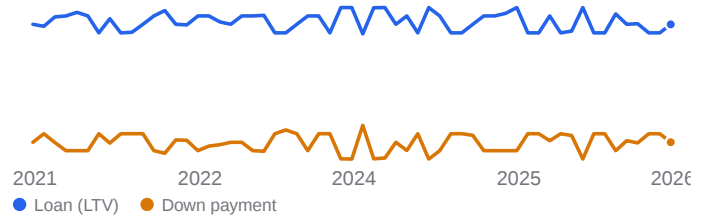


Median annualized return at resale

+4.7%

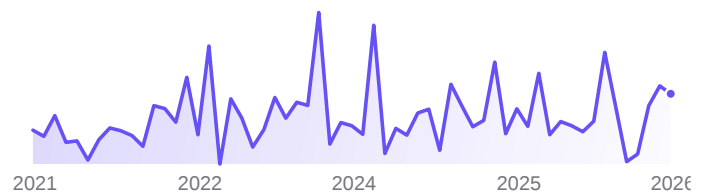


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



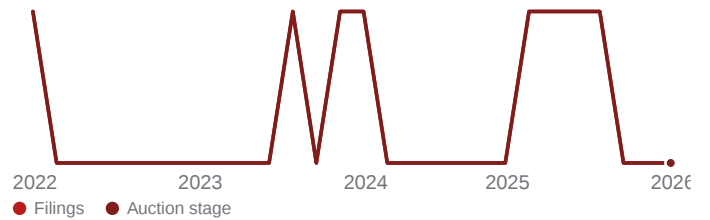
Typical hold before selling

9.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,842
Median value (AVM)	\$534K
Median size	1,668 ft²
Median bedrooms	3
Median year built	1992
Single family	82%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.1%
Owner occupied	79%
Company owned	20%
Median loan-to-value	49%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	33,709
Density	524 / mi²
Median household income	\$100K
Average household income	\$119K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	177
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	5.9%
Unemployment	1.3%
Average temp	52°F
Annual precip	46 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.