

North Plains 97133

ZIP code · OR · Oregon > Washington County > North Plains

BUYER'S MARKET

\$461K

MEDIAN SALE PRICE

-14.0%

1-YR CHANGE

117

SALES (12 MO)

\$535K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



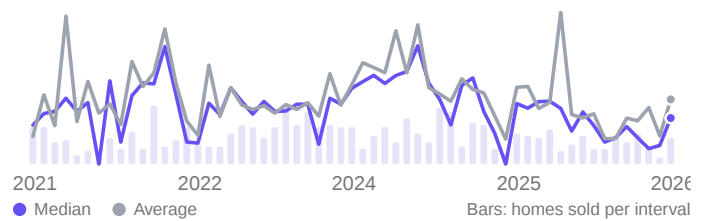
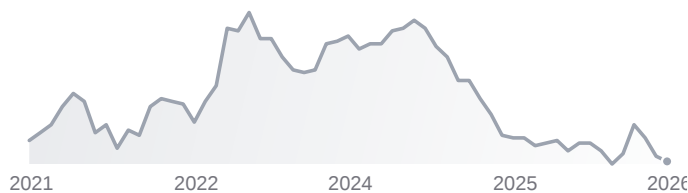
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$505K · Average \$547K

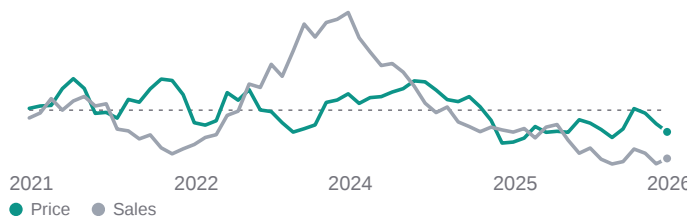


Growth (year over year)

Price -14.0% · Sales -31.2%

Price per square foot

\$253/ft²

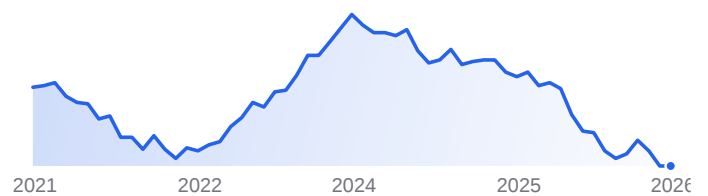
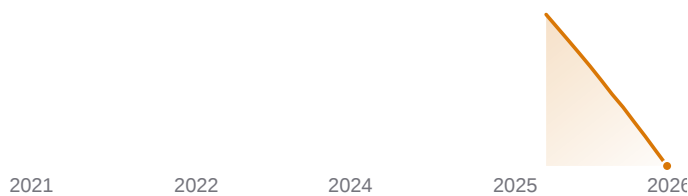


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

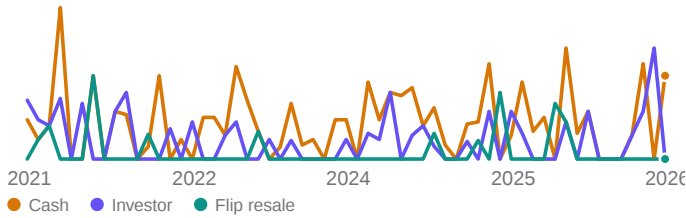
5.5%



BUYERS & OUTCOMES

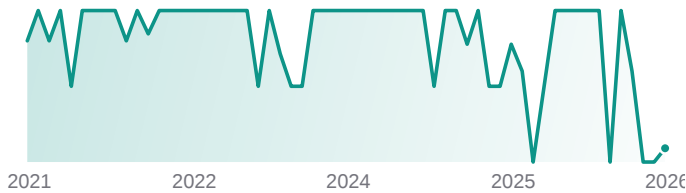
Buyer mix

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



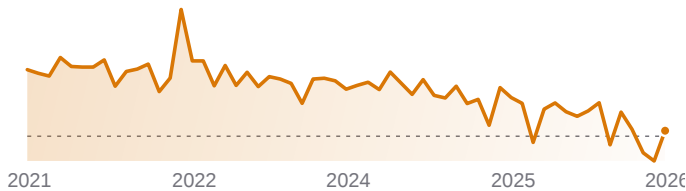
Sellers who sold at a gain

55%

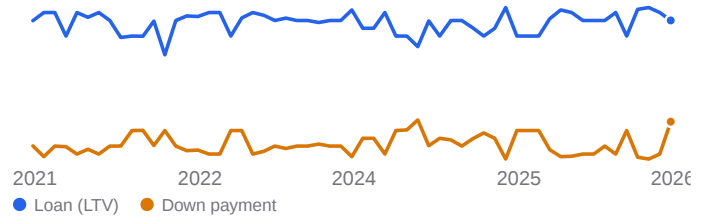


Median annualized return at resale

+0.7%

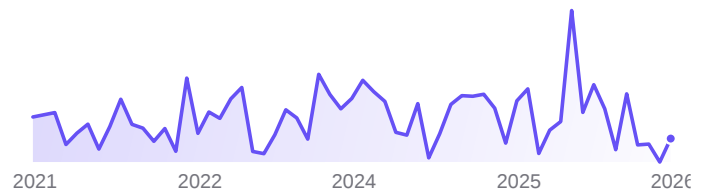


Financing (share of purchase price) Loan (LTV) 90% · Down payment 26%



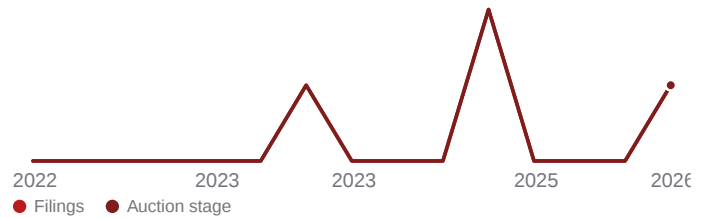
Typical hold before selling

3.5 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,124
Median value (AVM)	\$535K
Median size	1,896 ft²
Median bedrooms	3
Median year built	2015
Single family	90%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	34%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	17%
Median loan-to-value	68%
Typical ownership tenure	6.8 yrs

COMMUNITY

Population	5,674
Density	75 / mi²
Median household income	\$116K
Average household income	\$153K
Crime index (US avg 100)	142
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	193
Homes occupied	96%
Bachelor's or higher	29%
Poverty rate	5.6%
Unemployment	1.3%
Average temp	50°F
Annual precip	60 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.