

Saint Paul 97137

ZIP code · OR · Oregon · Marion County

SELLER'S MARKET

\$589K

MEDIAN SALE PRICE

7

SALES (12 MO)

\$723K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 73 / 100

Buyer's market

Balanced

Seller's market

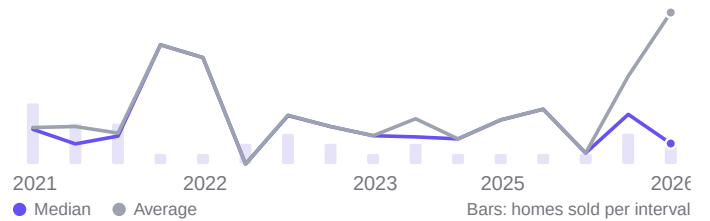
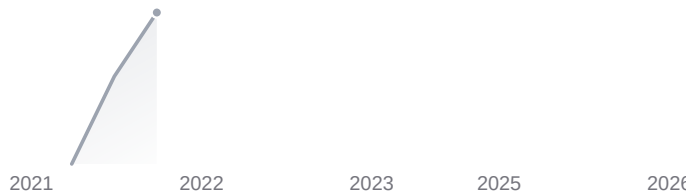
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

73 / 100

Sale prices

Median \$410K · Average \$1.7M

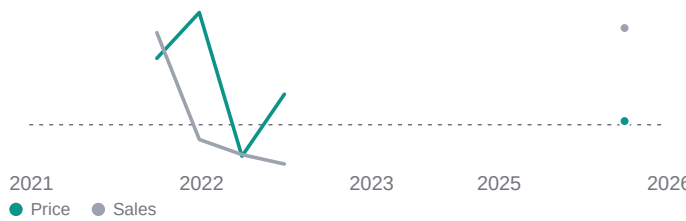


Growth (year over year)

Price +5.5% · Sales +150.0%

Price per square foot

\$385/ft²

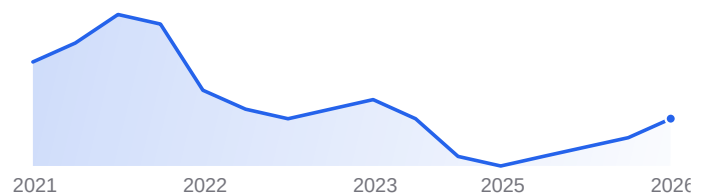


Sale premium vs estimated value

+35.0%

Annual turnover (share of homes sold)

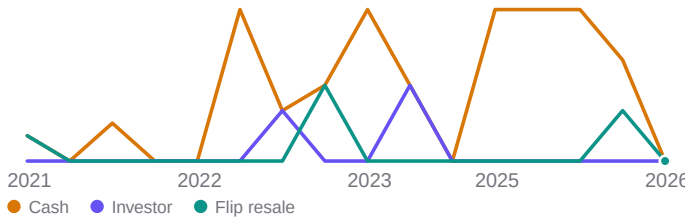
1.6%



BUYERS & OUTCOMES

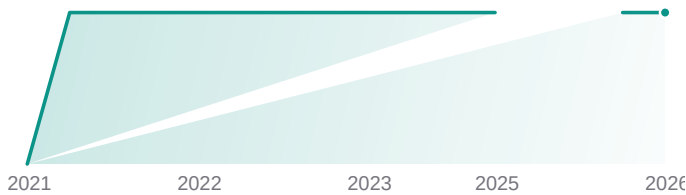
Buyer mix

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



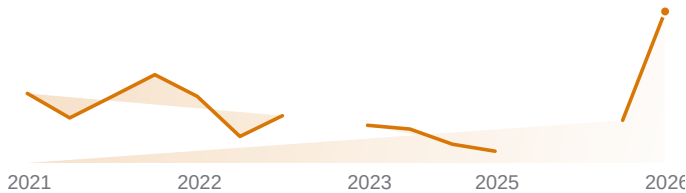
Sellers who sold at a gain

100%

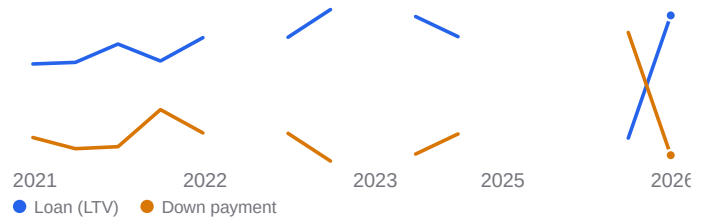


Median annualized return at resale

+24.3%

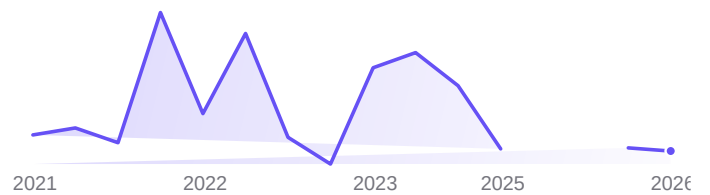


Financing (share of purchase price) Loan (LTV) 93% · Down payment 6.9%



Typical hold before selling

3.3 yrs



HOUSING STOCK

Homes	433
Median value (AVM)	\$723K
Median size	1,960 ft²
Median bedrooms	3
Median year built	1973
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	0.7%
Owner occupied	62%
Company owned	40%
Median loan-to-value	28%
Typical ownership tenure	20.3 yrs

COMMUNITY

Population	1,526
Density	35 / mi²
Median household income	\$90K
Average household income	\$107K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	176
Homes occupied	97%
Bachelor's or higher	32%
Poverty rate	13.7%
Unemployment	1.5%
Average temp	53°F
Annual precip	43 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.