

Albany 97321

ZIP code · OR · Oregon > Linn County > Albany

BALANCED MARKET

\$524K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

375

SALES (12 MO)

\$522K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



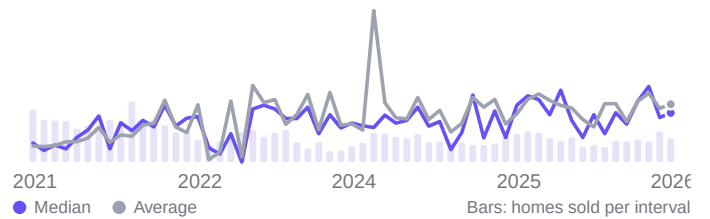
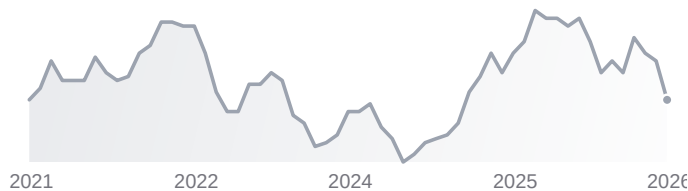
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$505K · Average \$528K

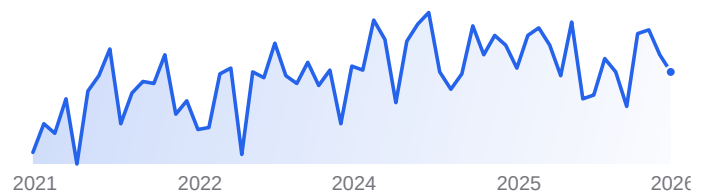
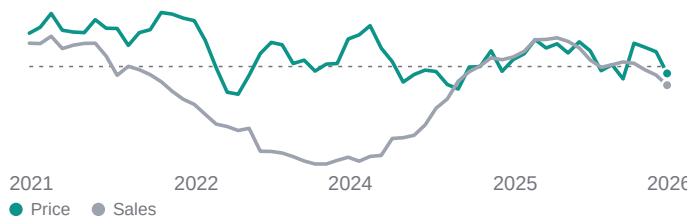


Growth (year over year)

Price -2.6% · Sales -7.2%

Price per square foot

\$269/ft²

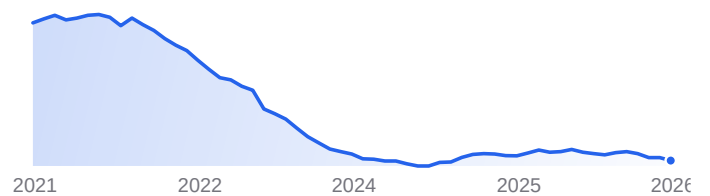
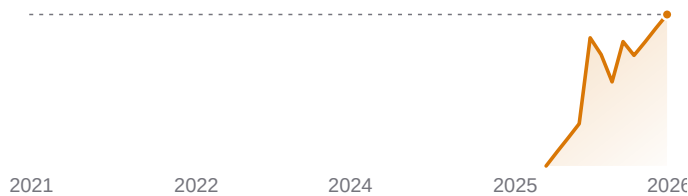


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

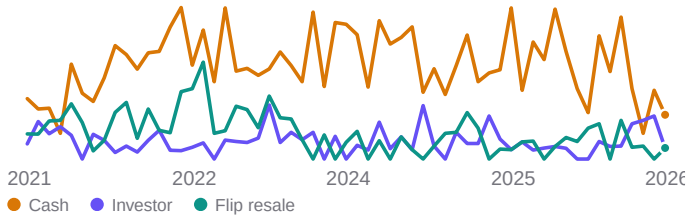
3.5%



BUYERS & OUTCOMES

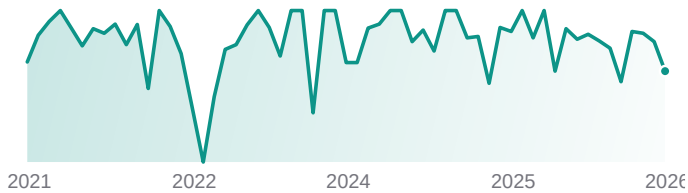
Buyer mix

Cash 11% · Investor 2.9% · Flip resale 2.9%



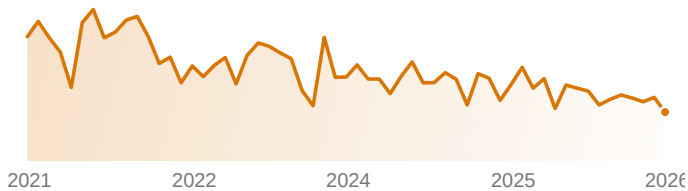
Sellers who sold at a gain

89%

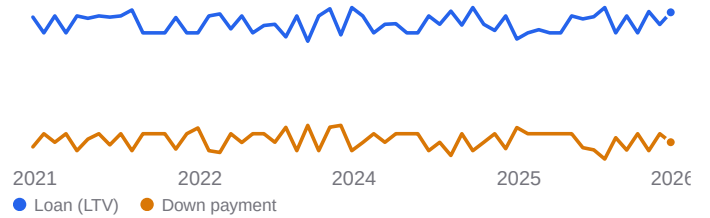


Median annualized return at resale

+4.1%

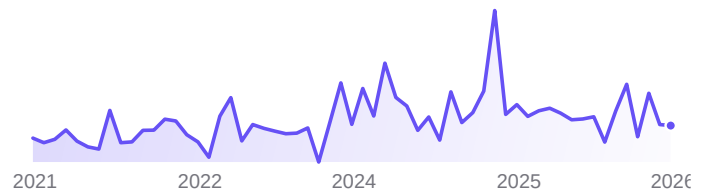


Financing (share of purchase price) Loan (LTV) 92% · Down payment 15%



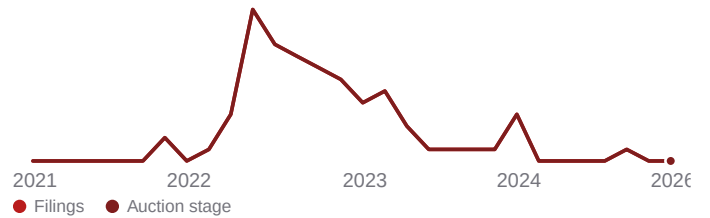
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,774
Median value (AVM)	\$522K
Median size	1,823 ft²
Median bedrooms	3
Median year built	1979
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.8%
Owner occupied	76%
Company owned	24%
Median loan-to-value	42%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	29,981
Density	430 / mi²
Median household income	\$99K
Average household income	\$112K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	159
Homes occupied	97%
Bachelor's or higher	25%
Poverty rate	7.8%
Unemployment	1.4%
Average temp	53°F
Annual precip	44 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.