

Albany 97322

ZIP code · OR · Oregon > Linn County > Albany

BALANCED MARKET

\$427K

MEDIAN SALE PRICE

+3.0%

1-YR CHANGE

366

SALES (12 MO)

\$408K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



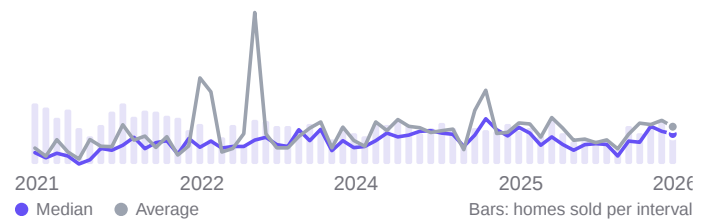
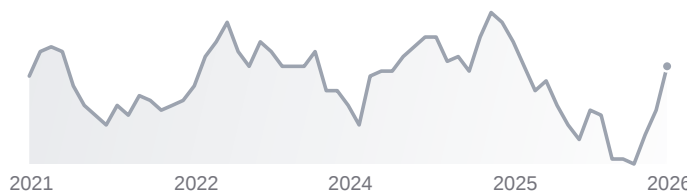
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$418K · Average \$437K

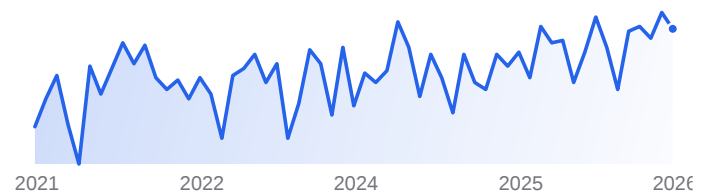
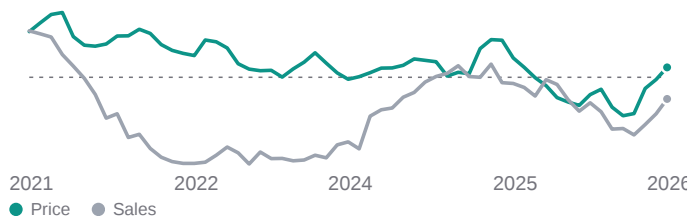


Growth (year over year)

Price +3.0% · Sales -6.6%

Price per square foot

\$288/ft²

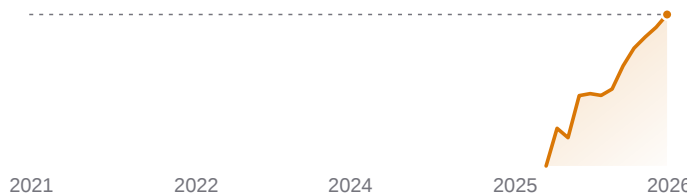


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

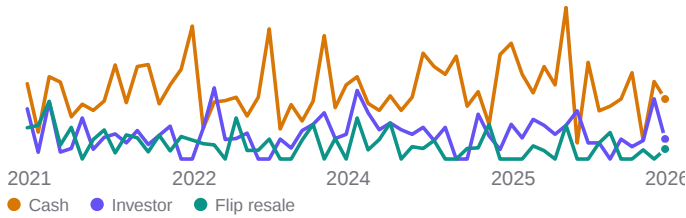
3.2%



BUYERS & OUTCOMES

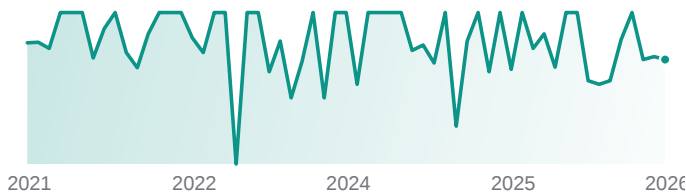
Buyer mix

Cash 16% · Investor 5.4% · Flip resale 2.7%



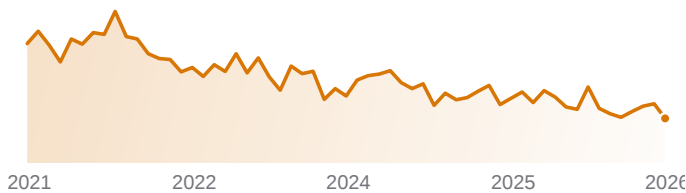
Sellers who sold at a gain

93%

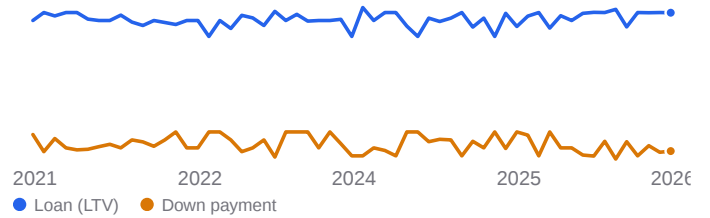


Median annualized return at resale

+4.1%

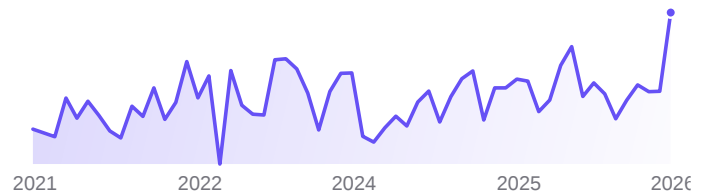


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.0%



Typical hold before selling

11.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,436
Median value (AVM)	\$408K
Median size	1,416 ft²
Median bedrooms	3
Median year built	1979
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.0%
Owner occupied	79%
Company owned	17%
Median loan-to-value	43%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	39,156
Density	606 / mi²
Median household income	\$66K
Average household income	\$75K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	152
Homes occupied	96%
Bachelor's or higher	15%
Poverty rate	13.3%
Unemployment	1.4%
Average temp	52°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.