

Aumsville 97325

ZIP code · OR · Oregon > Marion County > Aumsville

BALANCED MARKET

\$438K

MEDIAN SALE PRICE

-20.1%

1-YR CHANGE

71

SALES (12 MO)

\$521K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



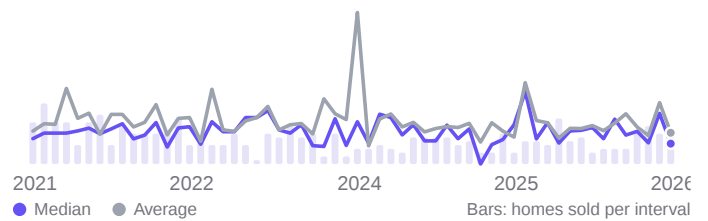
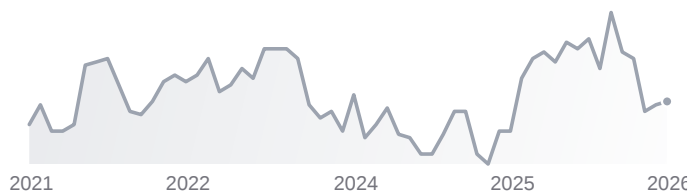
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$365K · Average \$442K

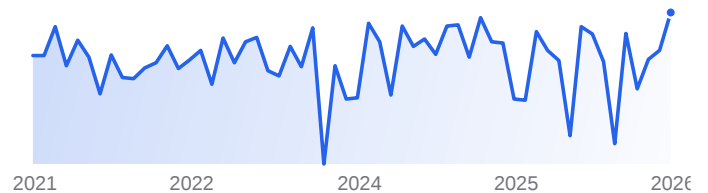
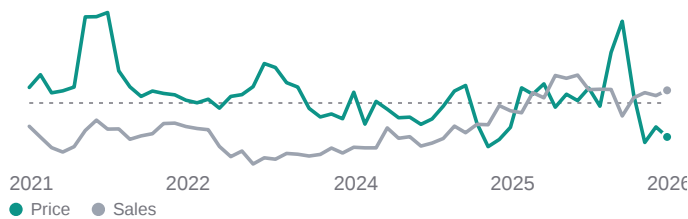


Growth (year over year)

Price -20.1% · Sales +7.6%

Price per square foot

\$342/ft²

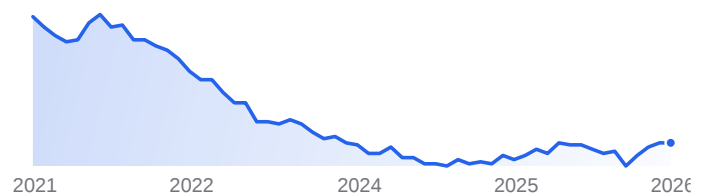
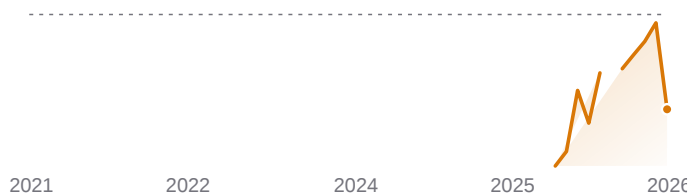


Sale premium vs estimated value

-2.0%

Annual turnover (share of homes sold)

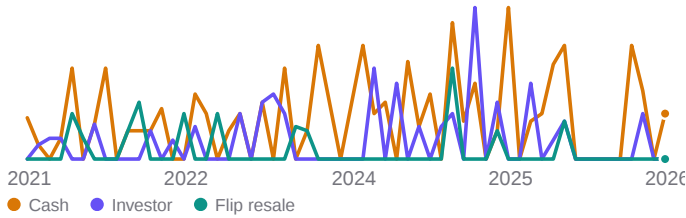
3.2%



BUYERS & OUTCOMES

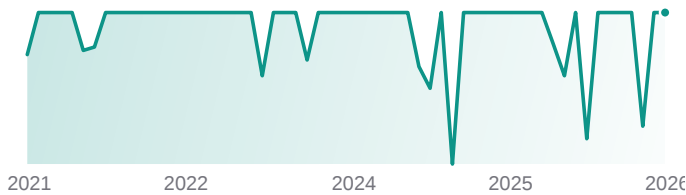
Buyer mix

Cash 20% · Investor 0% · Flip resale 0%



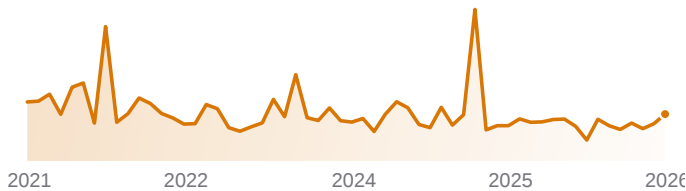
Sellers who sold at a gain

100%

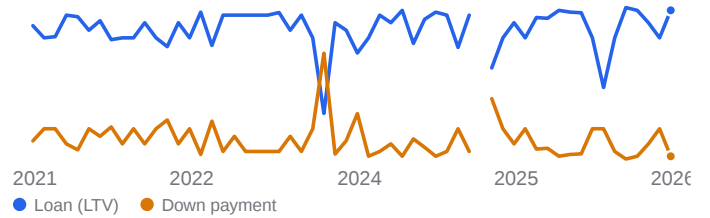


Median annualized return at resale

+7.4%

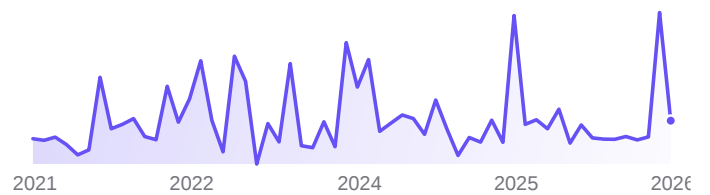


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,245
Median value (AVM)	\$521K
Median size	1,672 ft²
Median bedrooms	3
Median year built	1982
Single family	81%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	19%
Median loan-to-value	42%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	7,394
Density	237 / mi²
Median household income	\$91K
Average household income	\$104K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	148
Homes occupied	97%
Bachelor's or higher	13%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	52°F
Annual precip	53 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.