

Corvallis 97330

ZIP code · OR · Oregon > Benton County > Corvallis

BALANCED MARKET

\$604K

MEDIAN SALE PRICE

+0.6%

1-YR CHANGE

395

SALES (12 MO)

\$561K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



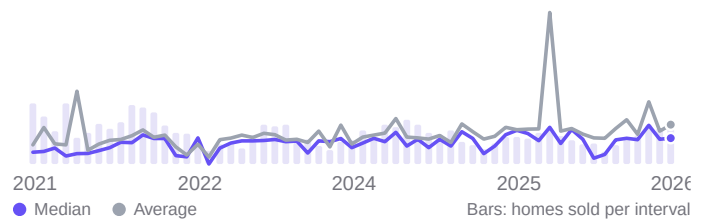
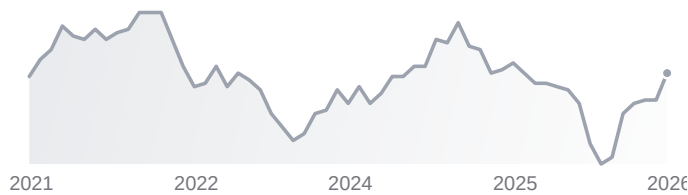
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$578K · Average \$667K

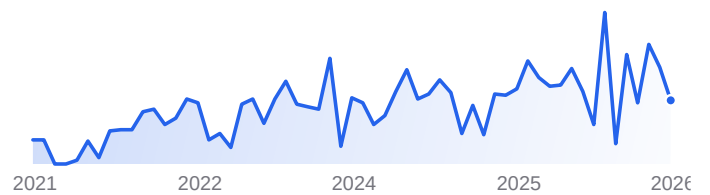
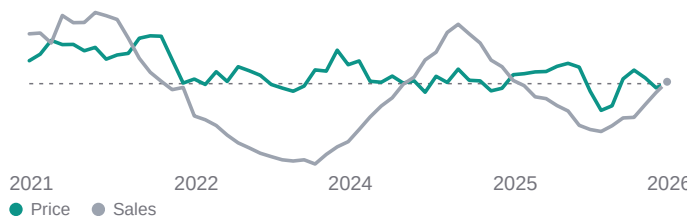


Growth (year over year)

Price +0.6% · Sales +1.0%

Price per square foot

\$299/ft²

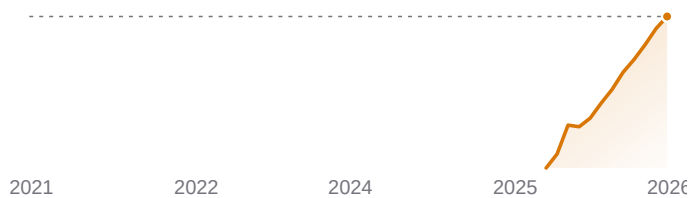


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

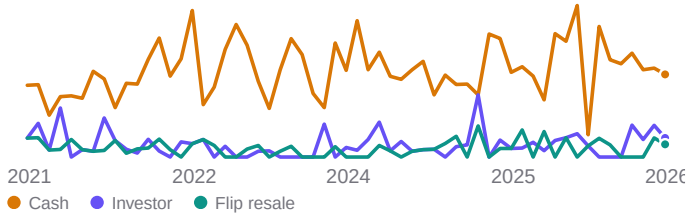
3.1%



BUYERS & OUTCOMES

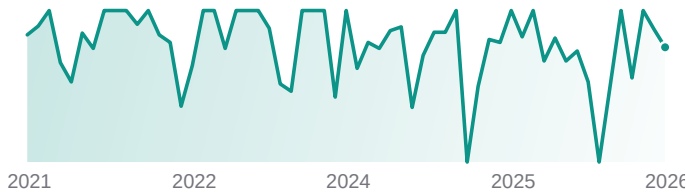
Buyer mix

Cash 30% · Investor 6.8% · Flip resale 4.5%



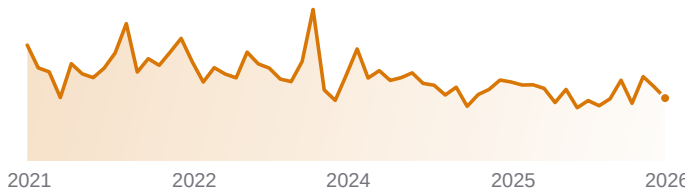
Sellers who sold at a gain

94%

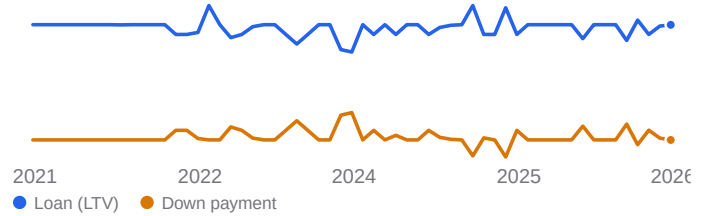


Median annualized return at resale

+4.5%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



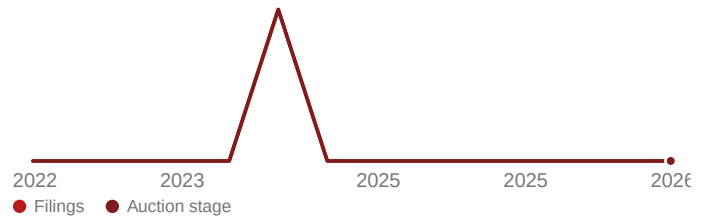
Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	12,721
Median value (AVM)	\$561K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1973
Single family	83%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	0.7%
Owner occupied	55%
Company owned	37%
Median loan-to-value	36%

Typical ownership tenure

18.6 yrs

COMMUNITY

Population	45,225
Density	590 / mi²
Median household income	\$74K
Average household income	\$93K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	169
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	22.4%
Unemployment	1.0%
Average temp	52°F
Annual precip	54 in
Sunshine	47%

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.