

Corvallis 97333

ZIP code · OR · Oregon > Benton County > Corvallis

BALANCED MARKET

\$533K

MEDIAN SALE PRICE

+1.2%

1-YR CHANGE

202

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



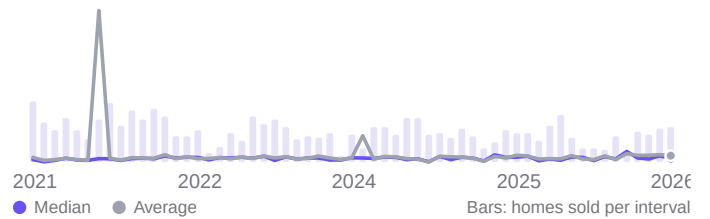
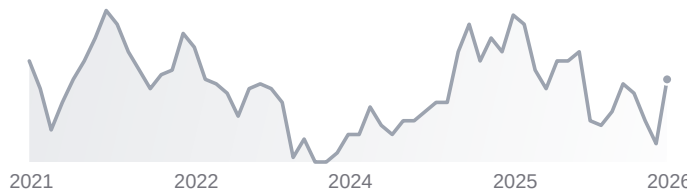
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$510K · Average \$603K

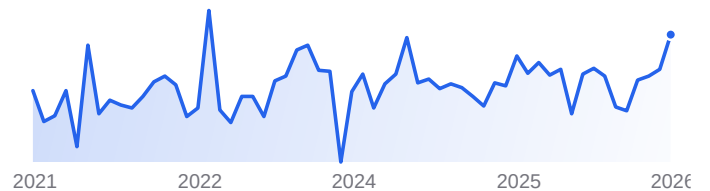
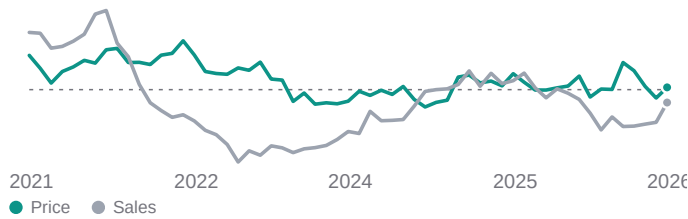


Growth (year over year)

Price +1.2% · Sales -6.5%

Price per square foot

\$359/ft²

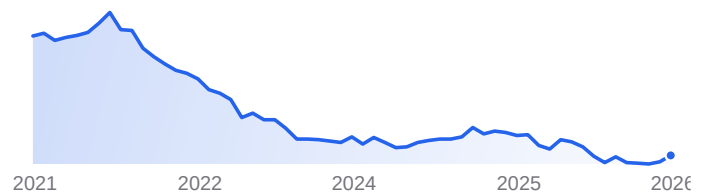
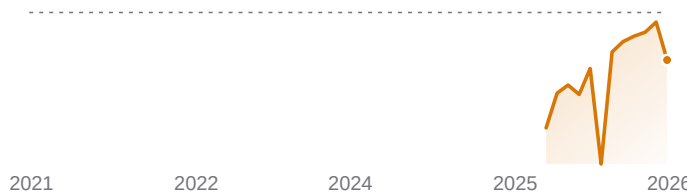


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

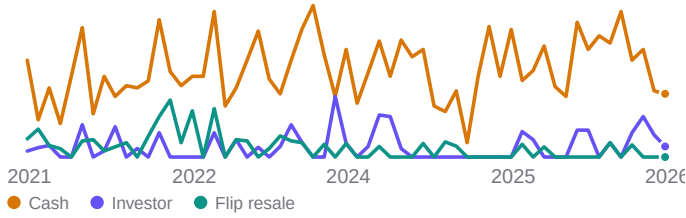
3.1%



BUYERS & OUTCOMES

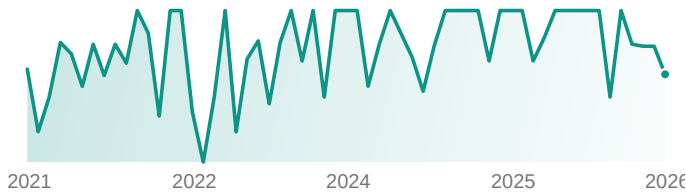
Buyer mix

Cash 26% · Investor 4.3% · Flip resale 0%



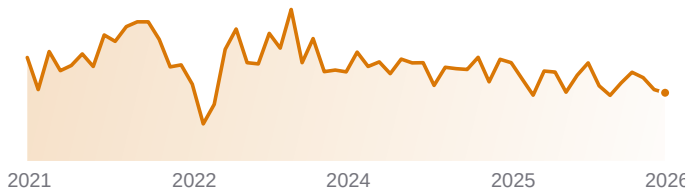
Sellers who sold at a gain

89%

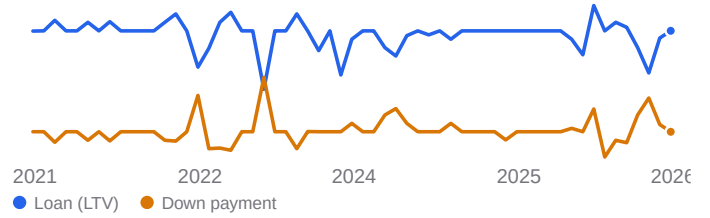


Median annualized return at resale

+4.2%

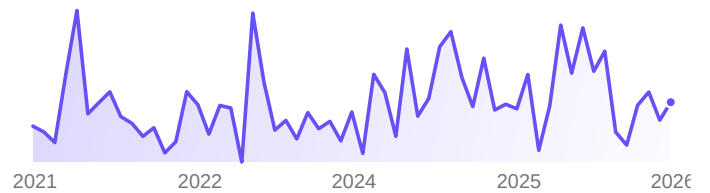


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,487
Median value (AVM)	\$510K
Median size	1,634 ft²
Median bedrooms	3
Median year built	1981
Single family	78%
Condos	5.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	0.8%
Owner occupied	57%
Company owned	34%
Median loan-to-value	35%

Typical ownership tenure

16.3 yrs

COMMUNITY

Population	25,989
Density	228 / mi ²
Median household income	\$69K
Average household income	\$94K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	171
Homes occupied	92%
Bachelor's or higher	31%
Poverty rate	20.4%
Unemployment	1.0%
Average temp	52°F
Annual precip	48 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.