

Crabtree 97335

ZIP code · OR · Oregon > Linn County > Crabtree

\$554K

MEDIAN SALE PRICE

1

SALES (12 MO)

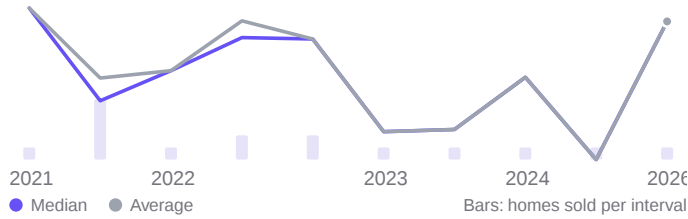
\$457K

MEDIAN VALUE (AVM)

MARKET TRENDS (5 YEARS)

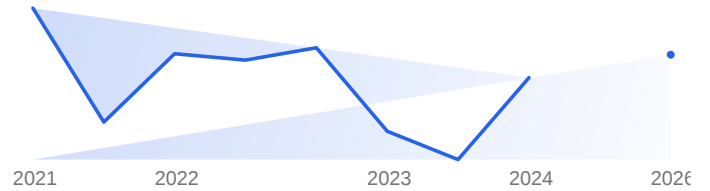
Sale prices

Median \$554K · Average \$554K



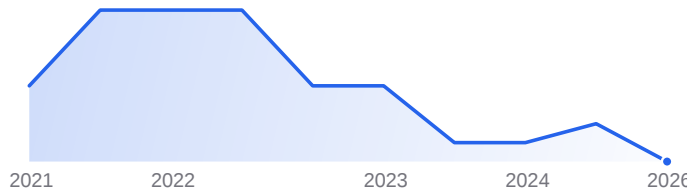
Price per square foot

\$313/ft²



Annual turnover (share of homes sold)

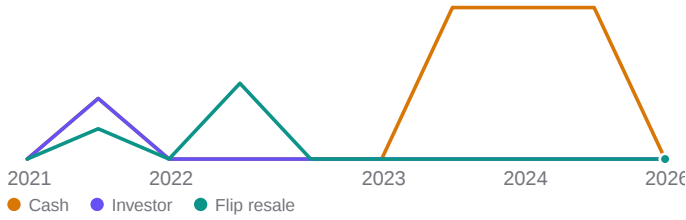
0.9%



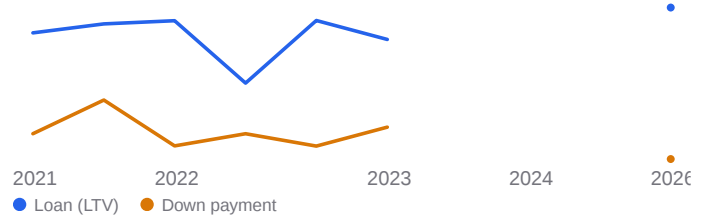
BUYERS & OUTCOMES

Buyer mix

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

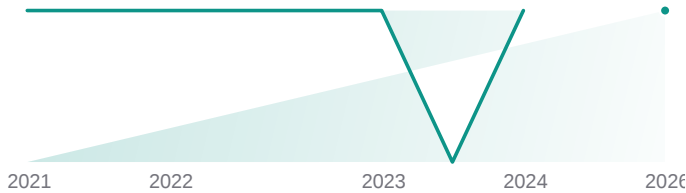


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



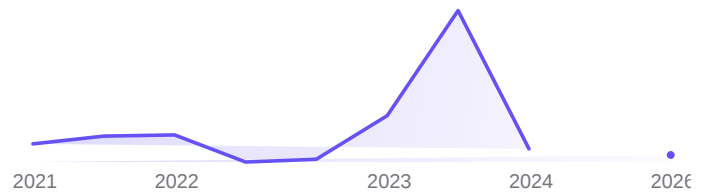
Sellers who sold at a gain

100%



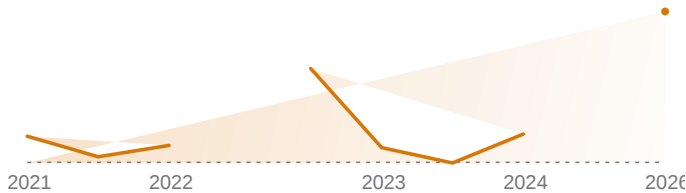
Typical hold before selling

1.8 yrs



Median annualized return at resale

+110.5%



HOUSING STOCK

Homes	113
Median value (AVM)	\$457K
Median size	1,456 ft²
Median bedrooms	3
Median year built	1978
Single family	50%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0%
Owner occupied	57%
Company owned	15%
Median loan-to-value	35%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	5
Density	46 / mi²
Median household income	\$124K
Average household income	\$139K
Crime index (US avg 100)	22
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	152
Homes occupied	97%
Bachelor's or higher	15%
Poverty rate	7.5%
Unemployment	1.6%
Average temp	53°F
Annual precip	44 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.