

Dallas 97338

ZIP code · OR · Oregon > Polk County > Dallas

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

-9.2%

1-YR CHANGE

322

SALES (12 MO)

\$451K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



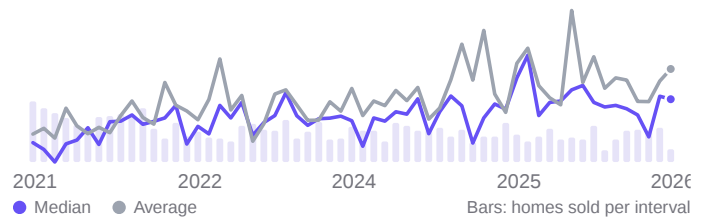
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$455K · Average \$503K

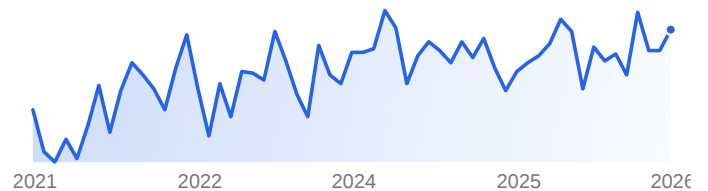
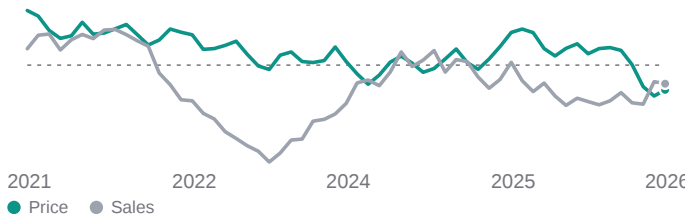


Growth (year over year)

Price -9.2% · Sales -6.9%

Price per square foot

\$296/ft²

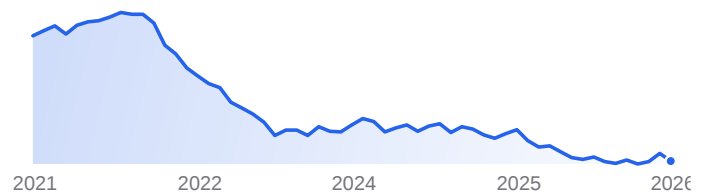
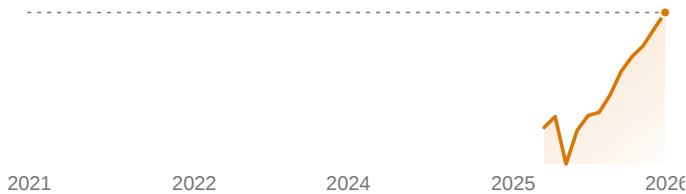


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

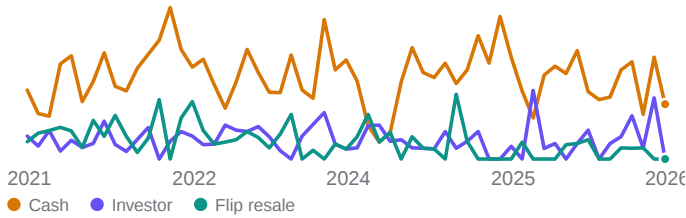
4.0%



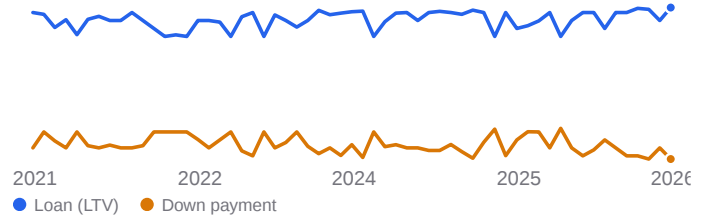
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 0% · Flip resale 0%



Financing (share of purchase price) Loan (LTV) 98% · Down payment 3.0%



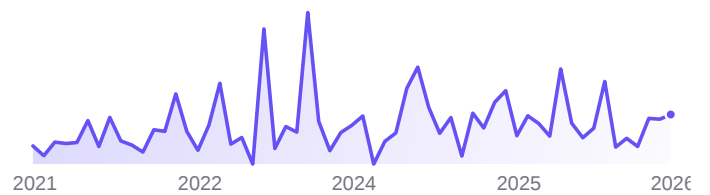
Sellers who sold at a gain

100%



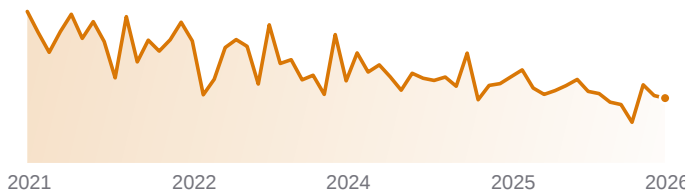
Typical hold before selling

7.0 yrs



Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,068
Median value (AVM)	\$451K
Median size	1,583 ft²
Median bedrooms	3
Median year built	1994
Single family	73%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.3%
Owner occupied	68%
Company owned	21%
Median loan-to-value	47%

Typical ownership tenure

14.2 yrs

COMMUNITY

Population	23,853
Density	191 / mi²
Median household income	\$79K
Average household income	\$93K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	184
Homes occupied	96%
Bachelor's or higher	18%
Poverty rate	11.7%
Unemployment	1.1%
Average temp	52°F
Annual precip	62 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.