

Foster 97345

ZIP code · OR · Oregon · Linn County

SELLER'S MARKET

\$299K

MEDIAN SALE PRICE

-16.5%

1-YR CHANGE

8

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

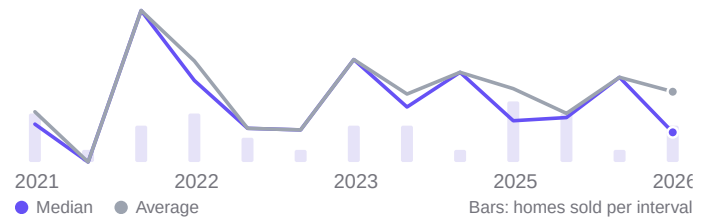
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

64 / 100

Sale prices

Median \$266K · Average \$424K

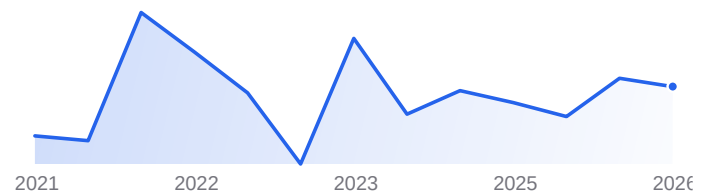
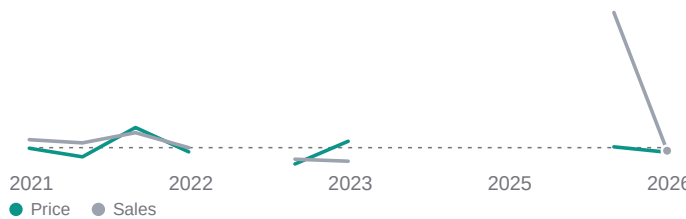


Growth (year over year)

Price -16.5% · Sales -11.1%

Price per square foot

\$242/ft²

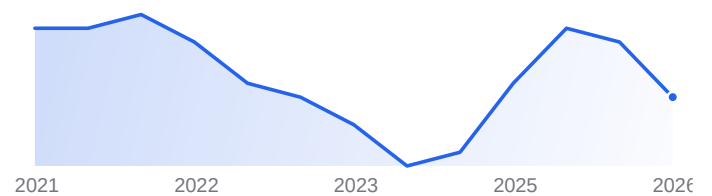
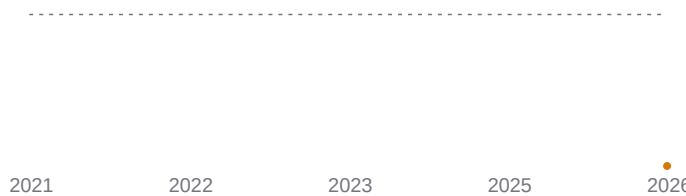


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

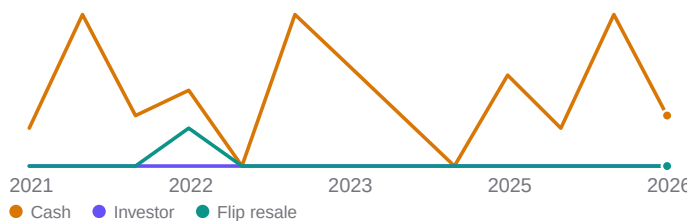
2.7%



BUYERS & OUTCOMES

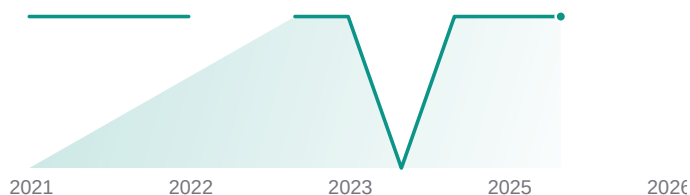
Buyer mix

Cash 33% · Investor 0% · Flip resale 0%



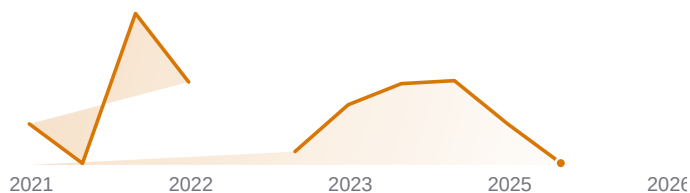
Sellers who sold at a gain

100%

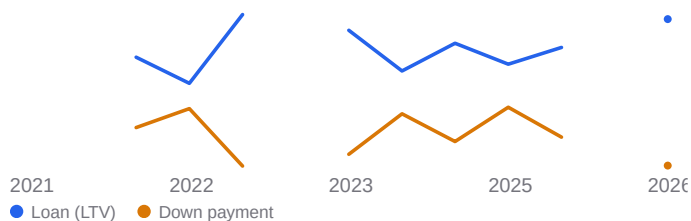


Median annualized return at resale

+0.3%

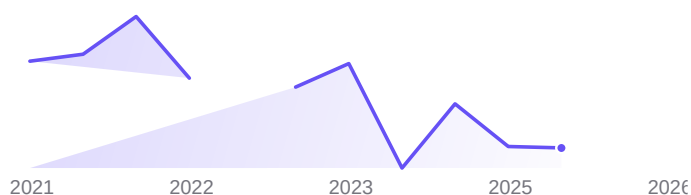


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.3%



Typical hold before selling

6.9 yrs



HOUSING STOCK

Homes	291
Median value (AVM)	\$490K
Median size	1,591 ft²
Median bedrooms	3
Median year built	1979
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	2.0%
Owner occupied	73%
Company owned	29%
Median loan-to-value	29%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	822
Density	9 / mi ²
Median household income	\$60K
Average household income	\$67K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	112
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	9.5%
Unemployment	1.1%
Average temp	46°F
Annual precip	89 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.