

Gates 97346

ZIP code · OR · Oregon > Linn County > Gates

BUYER'S MARKET

\$306K

MEDIAN SALE PRICE

-32.5%

1-YR CHANGE

9

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 37 / 100



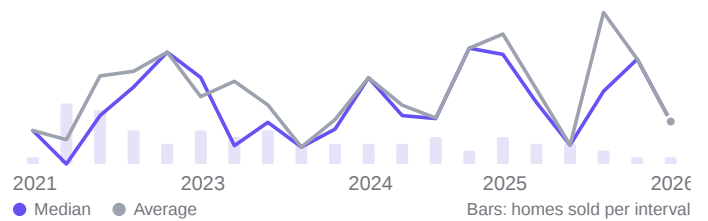
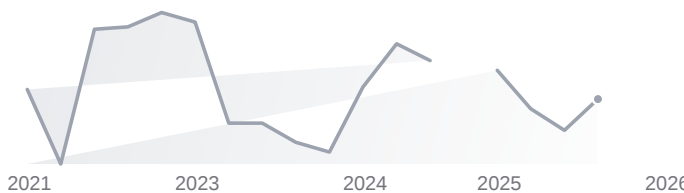
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

37 / 100

Sale prices

Median \$306K · Average \$306K

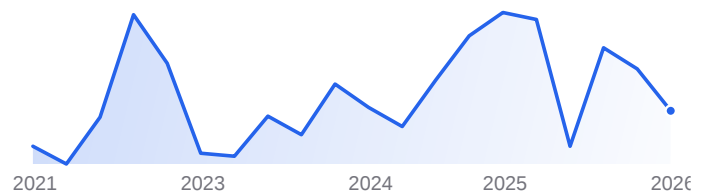
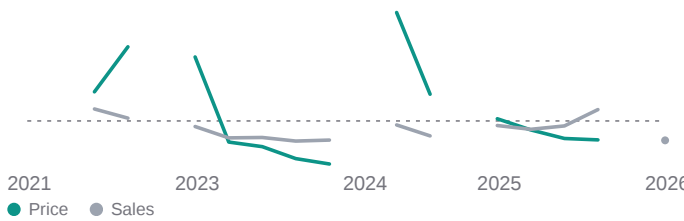


Growth (year over year)

Price -32.5% · Sales -30.8%

Price per square foot

\$166/ft²

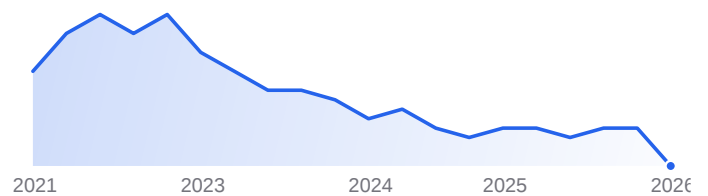
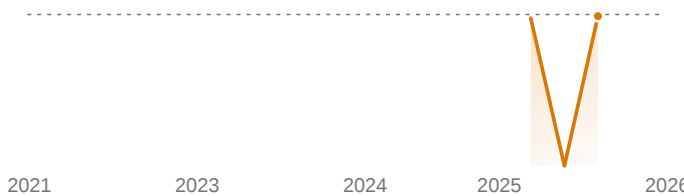


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

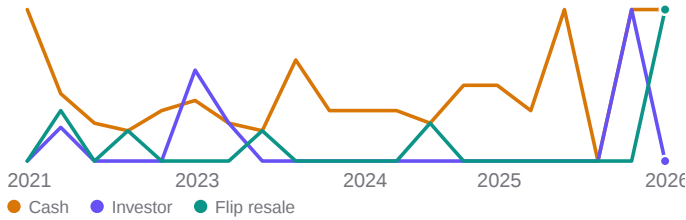
2.1%



BUYERS & OUTCOMES

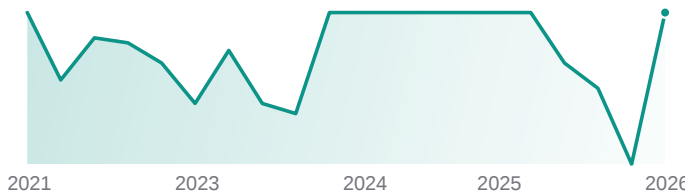
Buyer mix

Cash 100% · Investor 0% · Flip resale 100%



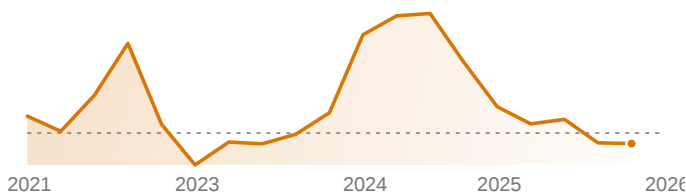
Sellers who sold at a gain

100%

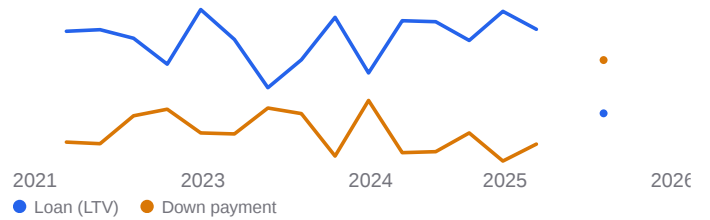


Median annualized return at resale

-4.5%

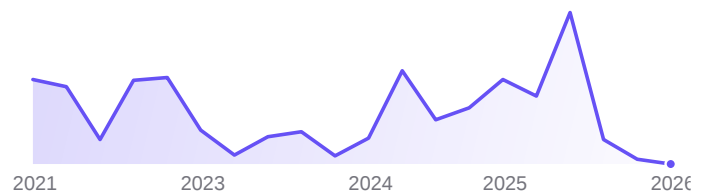


Financing (share of purchase price) Loan (LTV) 33% · Down payment 67%



Typical hold before selling

0.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	433
Median value (AVM)	\$510K
Median size	1,552 ft²
Median bedrooms	3
Median year built	1995
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	2.0%
Owner occupied	63%
Company owned	30%
Median loan-to-value	30%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	305
Density	3 / mi²
Median household income	\$97K
Average household income	\$97K
Crime index (US avg 100)	183
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	114
Homes occupied	66%
Bachelor's or higher	18%
Poverty rate	10.8%
Unemployment	1.3%
Average temp	45°F
Annual precip	97 in
Sunshine	48%

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