

Independence 97351

ZIP code · OR · Oregon > Polk County > Independence

BALANCED MARKET

\$409K

MEDIAN SALE PRICE

-7.6%

1-YR CHANGE

111

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



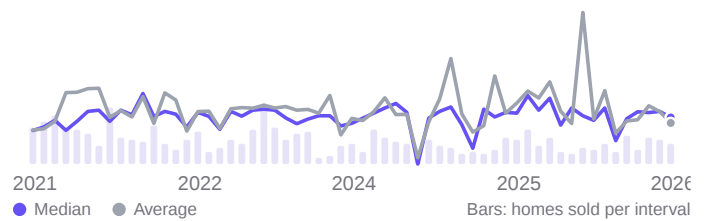
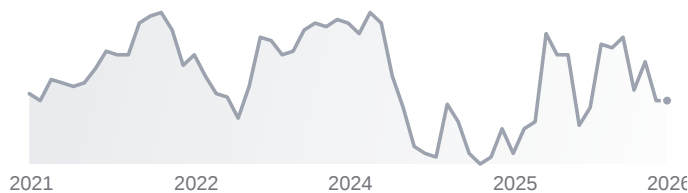
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$393K · Average \$368K

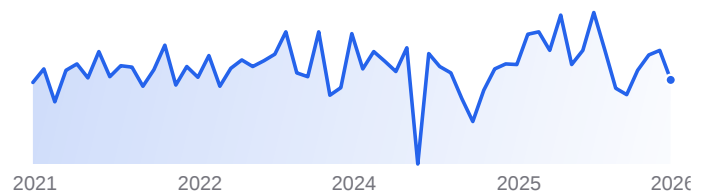
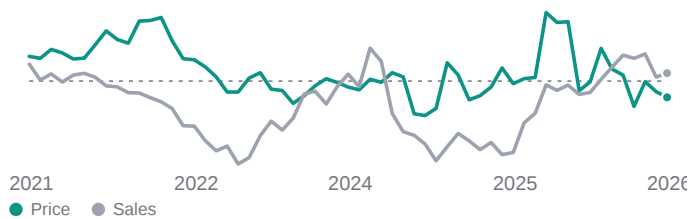


Growth (year over year)

Price -7.6% · Sales +3.7%

Price per square foot

\$237/ft²

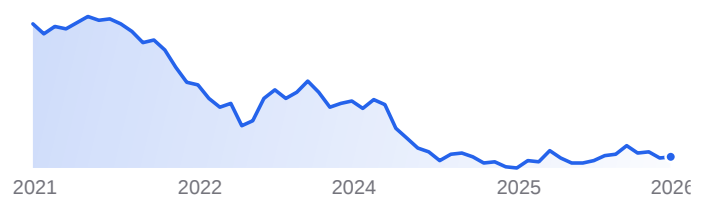
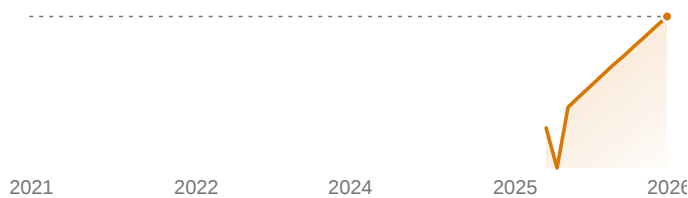


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

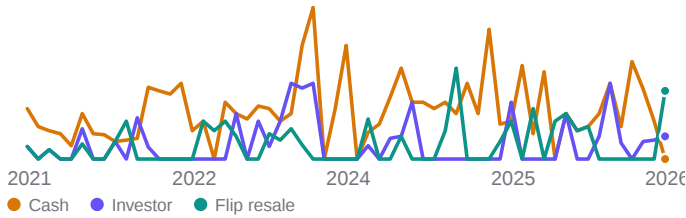
3.5%



BUYERS & OUTCOMES

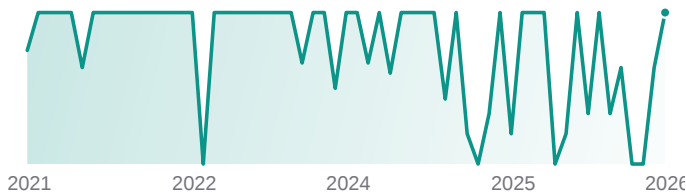
Buyer mix

Cash 0% · Investor 10% · Flip resale 30%



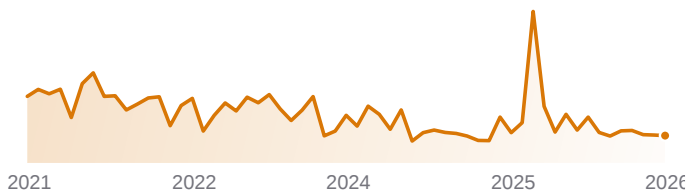
Sellers who sold at a gain

100%

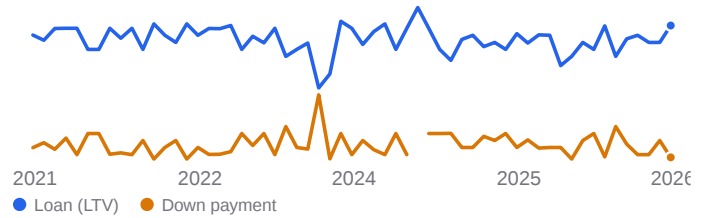


Median annualized return at resale

+4.4%

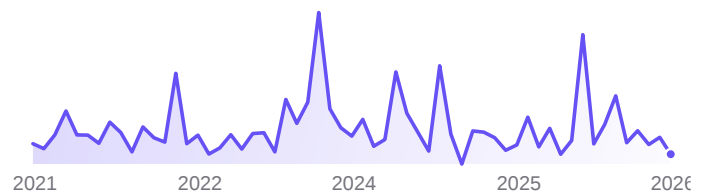


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



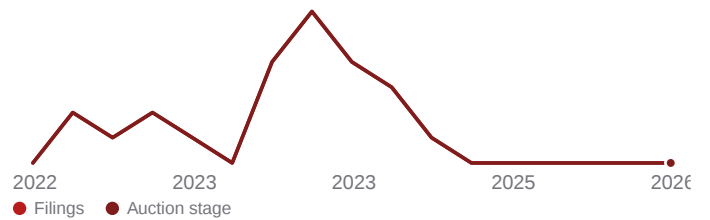
Typical hold before selling

2.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,174
Median value (AVM)	\$416K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1995
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	66%
Company owned	18%
Median loan-to-value	44%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	12,271
Density	240 / mi²
Median household income	\$78K
Average household income	\$89K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	175
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	10.1%
Unemployment	1.4%
Average temp	52°F
Annual precip	47 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.