

Jefferson 97352

ZIP code · OR · Oregon > Marion County > Jefferson

BALANCED MARKET

\$448K

MEDIAN SALE PRICE

+6.3%

1-YR CHANGE

61

SALES (12 MO)

\$460K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



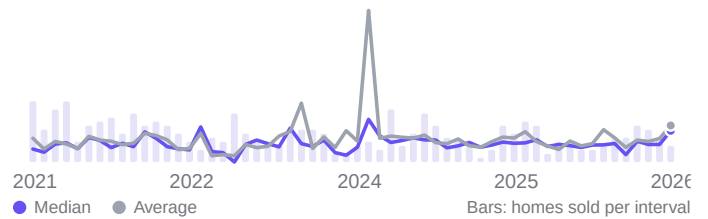
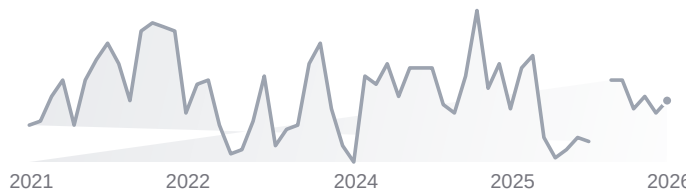
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$565K · Average \$633K

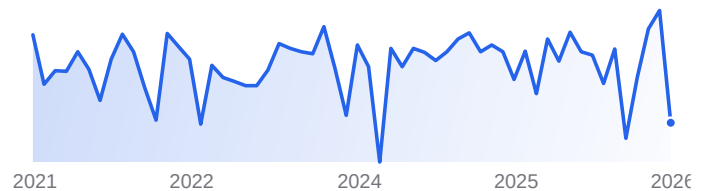
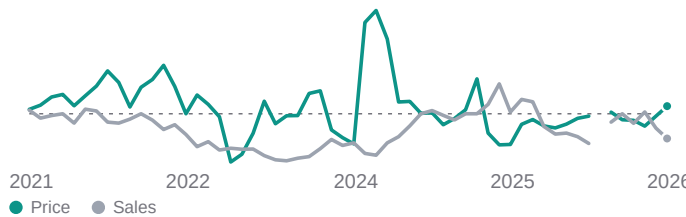


Growth (year over year)

Price +6.3% · Sales -20.8%

Price per square foot

\$155/ft²

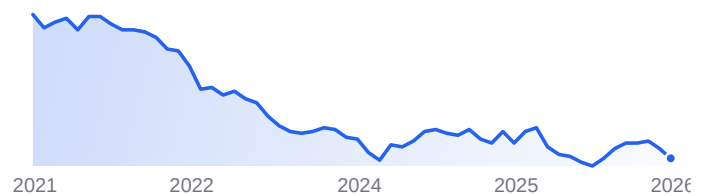
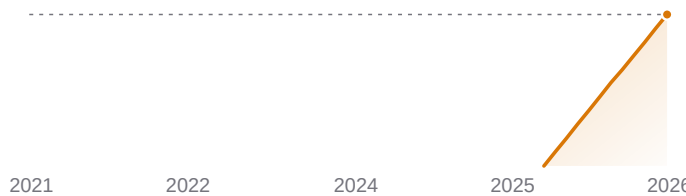


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

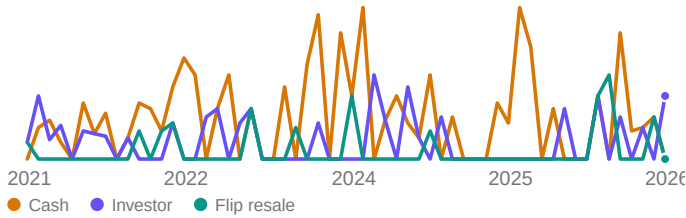
3.0%



BUYERS & OUTCOMES

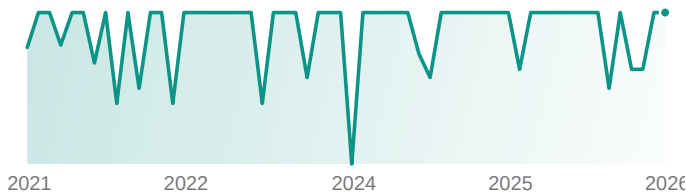
Buyer mix

Cash 0% · Investor 25% · Flip resale 0%



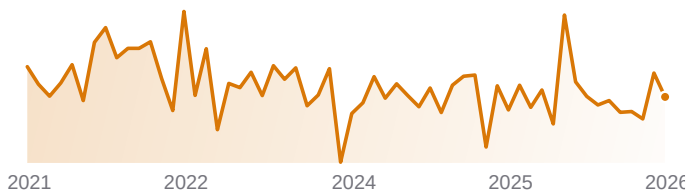
Sellers who sold at a gain

100%

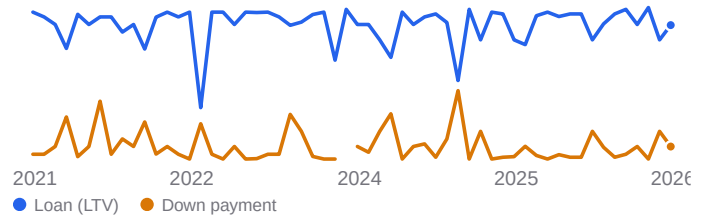


Median annualized return at resale

+7.0%

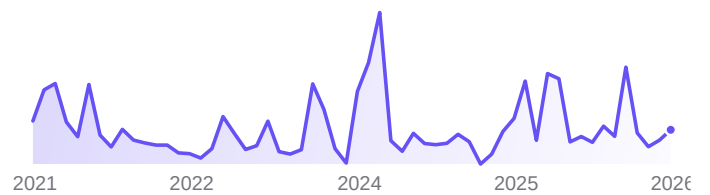


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



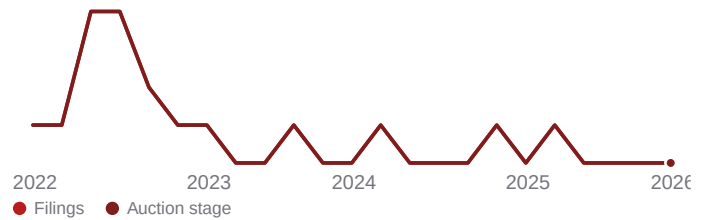
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,066
Median value (AVM)	\$460K
Median size	1,605 ft²
Median bedrooms	3
Median year built	1981
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	19%
Median loan-to-value	42%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	6,640
Density	144 / mi²
Median household income	\$105K
Average household income	\$120K
Crime index (US avg 100)	68
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	159
Homes occupied	97%
Bachelor's or higher	18%
Poverty rate	5.0%
Unemployment	1.5%
Average temp	52°F
Annual precip	45 in
Sunshine	48%

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.