

Monmouth 97361

ZIP code · OR · Oregon > Polk County > Monmouth

BALANCED MARKET

\$518K

MEDIAN SALE PRICE

+10.8%

1-YR CHANGE

84

SALES (12 MO)

\$462K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



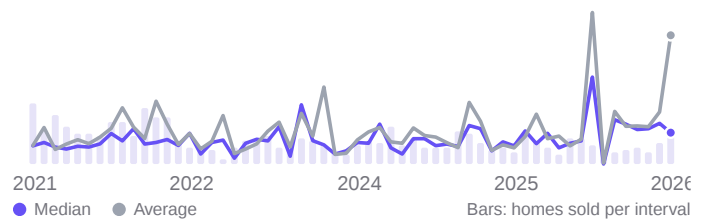
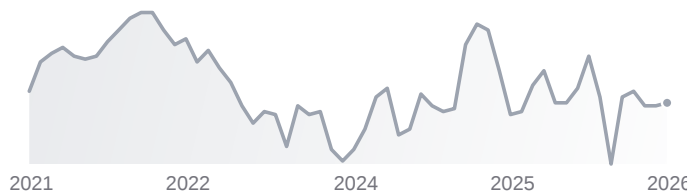
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$489K · Average \$1.1M

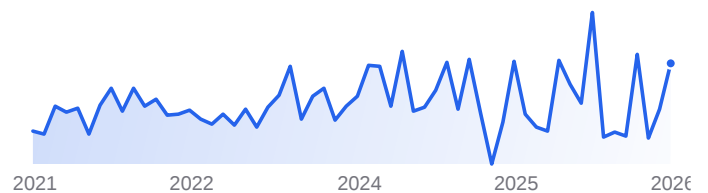
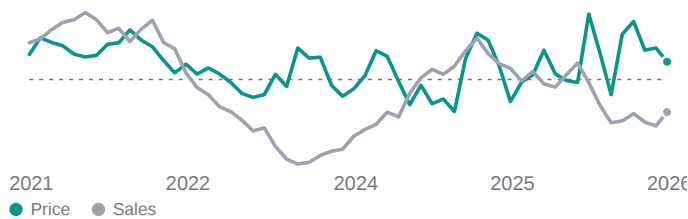


Growth (year over year)

Price +10.8% · Sales -20.0%

Price per square foot

\$304/ft²

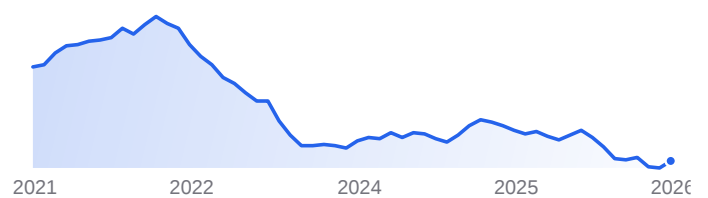
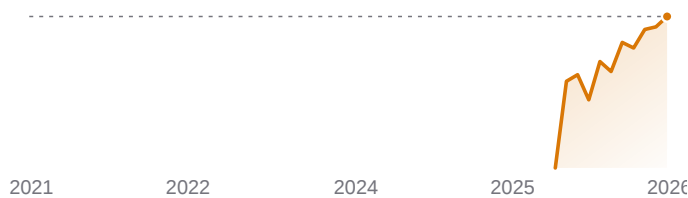


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

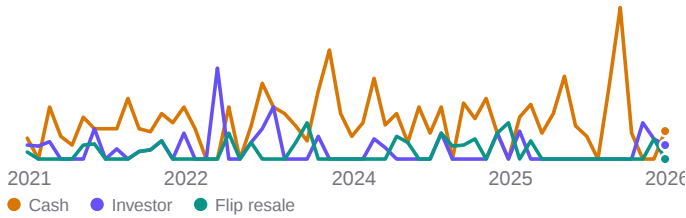
2.7%



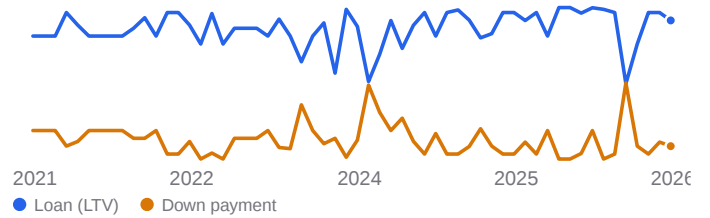
BUYERS & OUTCOMES

Buyer mix

Cash 15% · Investor 7.7% · Flip resale 0%

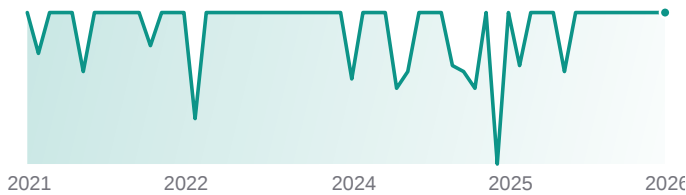


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



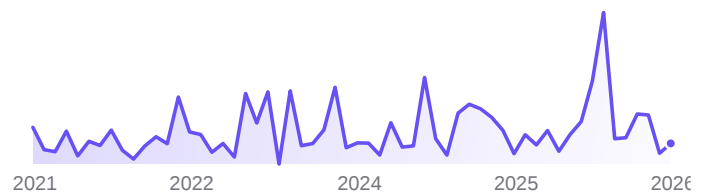
Sellers who sold at a gain

100%



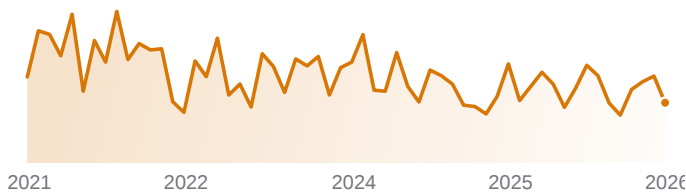
Typical hold before selling

6.4 yrs



Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,147
Median value (AVM)	\$462K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1990
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.7%
Owner occupied	61%
Company owned	24%
Median loan-to-value	41%
Typical ownership tenure	18.4 yrs

COMMUNITY

Population	13,874
Density	84 / mi²
Median household income	\$72K
Average household income	\$85K
Crime index (US avg 100)	127
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	176
Homes occupied	93%
Bachelor's or higher	20%
Poverty rate	15.1%
Unemployment	1.2%
Average temp	51°F
Annual precip	67 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.