

Philomath 97370

ZIP code · OR · Oregon > Benton County > Philomath

SELLER'S MARKET

\$530K

MEDIAN SALE PRICE

+7.1%

1-YR CHANGE

113

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 61 / 100



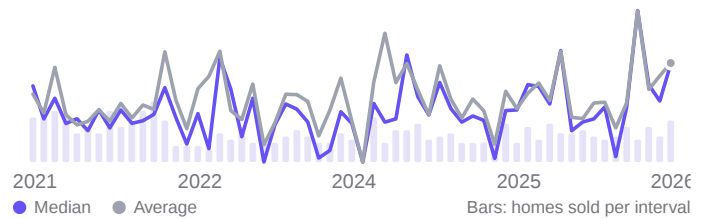
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

61 / 100

Sale prices

Median \$594K · Average \$598K

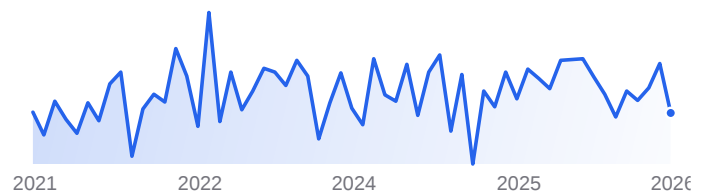
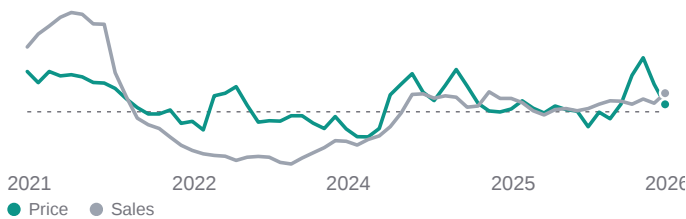


Growth (year over year)

Price +7.1% · Sales +17.7%

Price per square foot

\$245/ft²

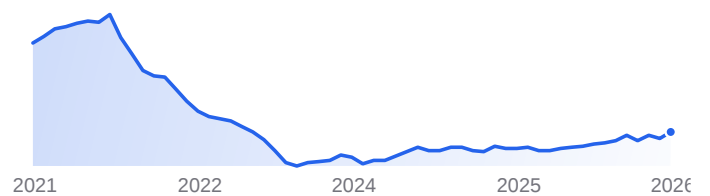
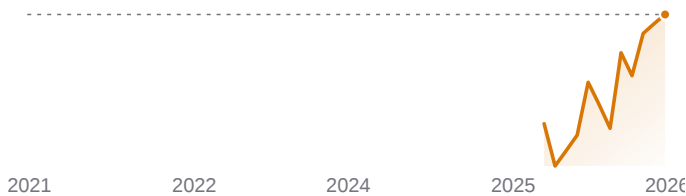


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

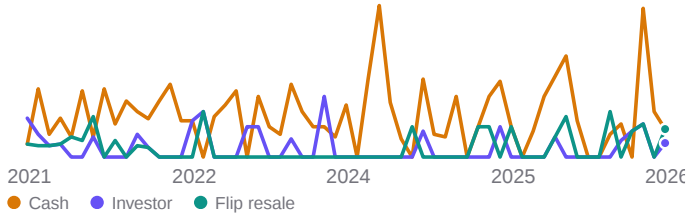
3.3%



BUYERS & OUTCOMES

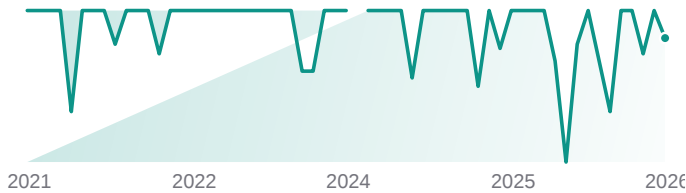
Buyer mix

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



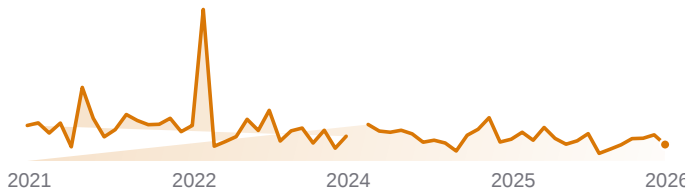
Sellers who sold at a gain

91%

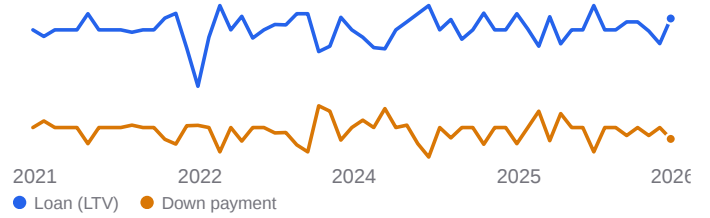


Median annualized return at resale

+4.3%

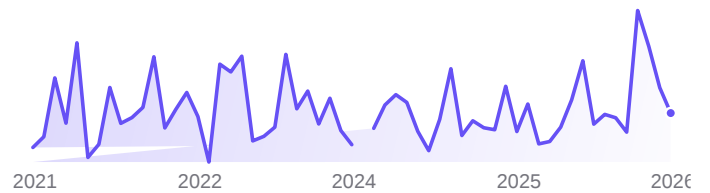


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



Typical hold before selling

6.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,377
Median value (AVM)	\$490K
Median size	1,674 ft²
Median bedrooms	3
Median year built	1988
Single family	69%
Condos	1.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.3%
Owner occupied	59%
Company owned	29%
Median loan-to-value	41%

Typical ownership tenure

22.1 yrs

COMMUNITY

Population	8,119
Density	55 / mi²
Median household income	\$86K
Average household income	\$104K
Crime index (US avg 100)	100
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	182
Homes occupied	95%
Bachelor's or higher	24%
Poverty rate	8.3%
Unemployment	1.2%
Average temp	51°F
Annual precip	73 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.