

Scio 97374

ZIP code · OR · Oregon > Linn County > Scio

BALANCED MARKET

\$873K

MEDIAN SALE PRICE

+27.0%

1-YR CHANGE

57

SALES (12 MO)

\$631K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



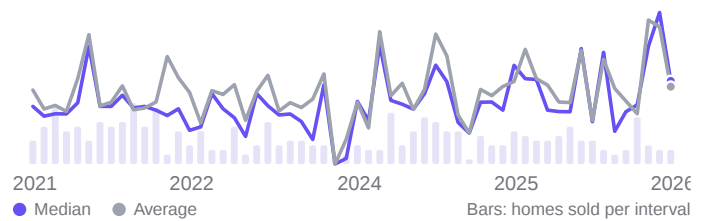
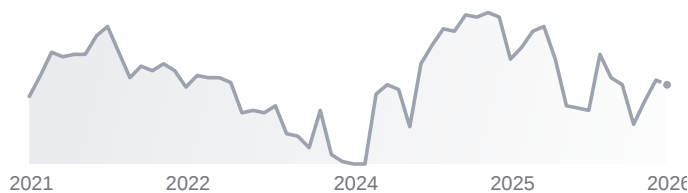
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$645K · Average \$607K

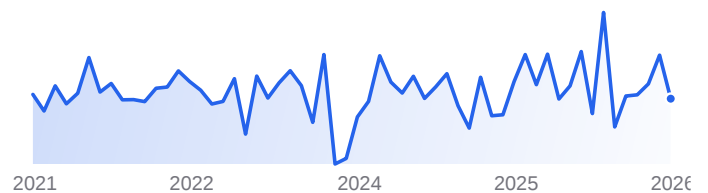
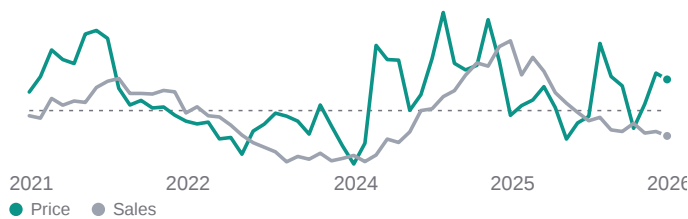


Growth (year over year)

Price +27.0% · Sales -21.9%

Price per square foot

\$268/ft²

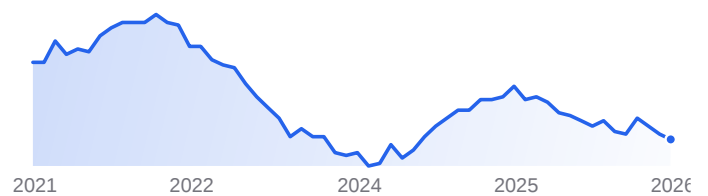
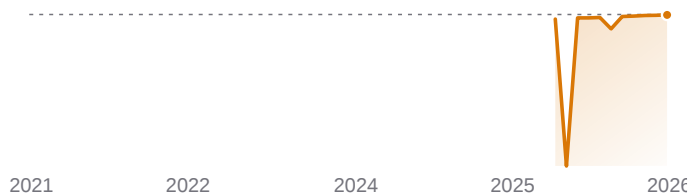


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

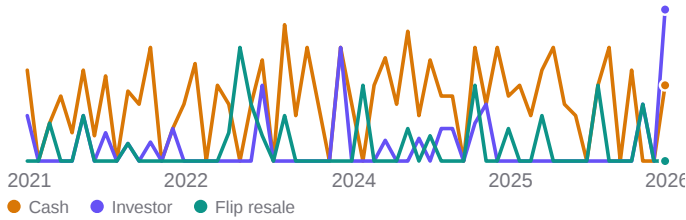
2.2%



BUYERS & OUTCOMES

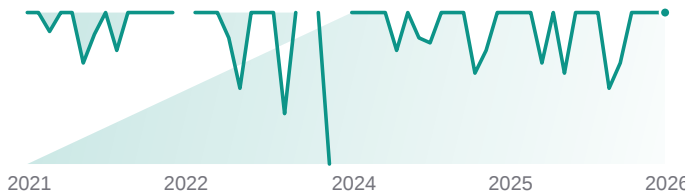
Buyer mix

Cash 33% · Investor 67% · Flip resale 0%



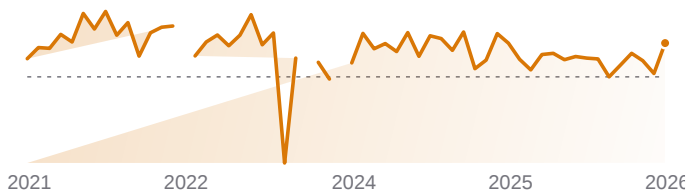
Sellers who sold at a gain

100%

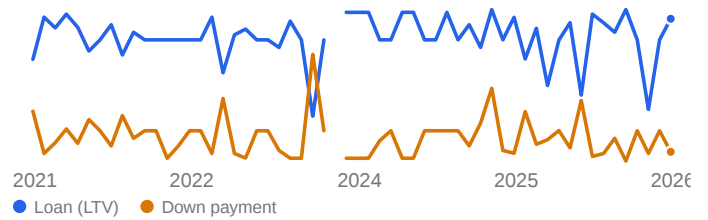


Median annualized return at resale

+8.7%

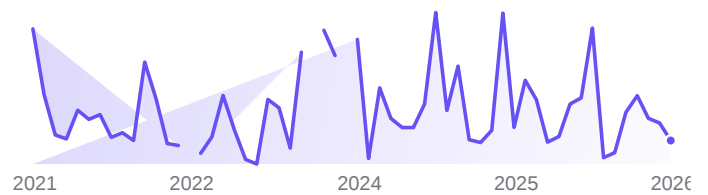


Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.1%



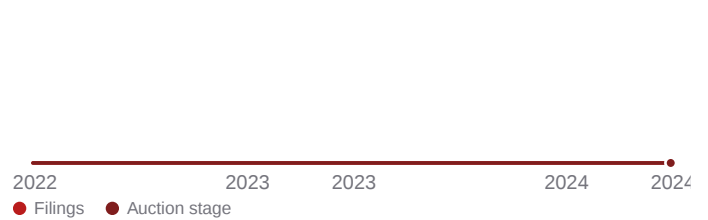
Typical hold before selling

2.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,588
Median value (AVM)	\$631K
Median size	1,664 ft²
Median bedrooms	3
Median year built	1979
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.2%
Owner occupied	75%
Company owned	24%
Median loan-to-value	34%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	6,034
Density	34 / mi²
Median household income	\$92K
Average household income	\$102K
Crime index (US avg 100)	76
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	133
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	8.2%
Unemployment	1.4%
Average temp	51°F
Annual precip	61 in
Sunshine	48%

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