

Sheridan 97378

ZIP code · OR · Oregon > Yamhill County > Sheridan

BUYER'S MARKET

\$378K

MEDIAN SALE PRICE

-0.6%

1-YR CHANGE

66

SALES (12 MO)

\$374K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



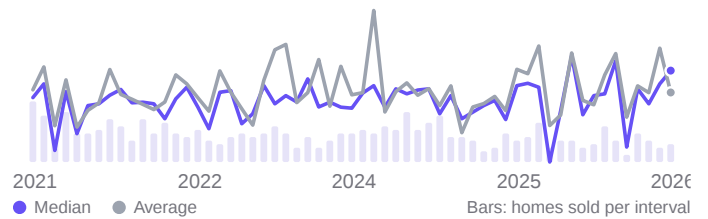
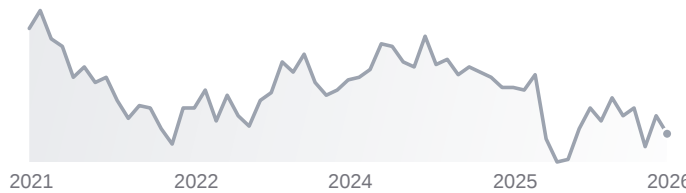
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

32 / 100

Sale prices

Median \$425K · Average \$359K

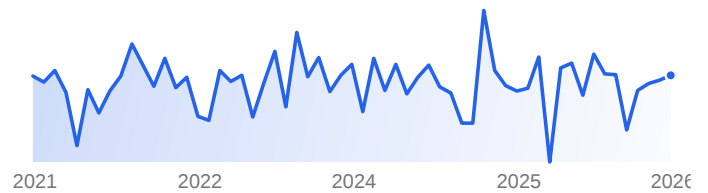
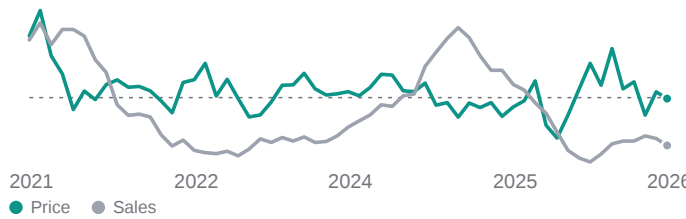


Growth (year over year)

Price -0.6% · Sales -28.3%

Price per square foot

\$249/ft²

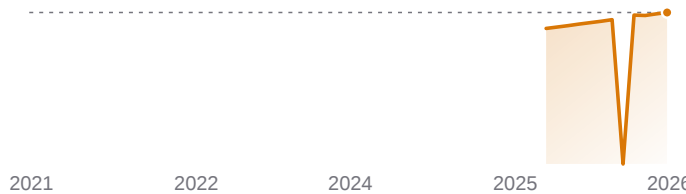


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

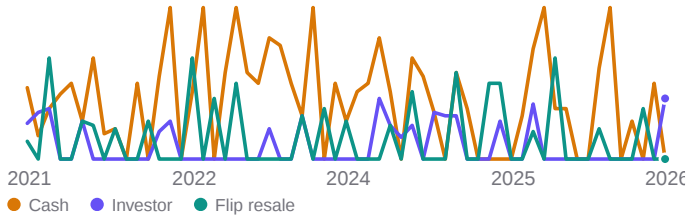
2.8%



BUYERS & OUTCOMES

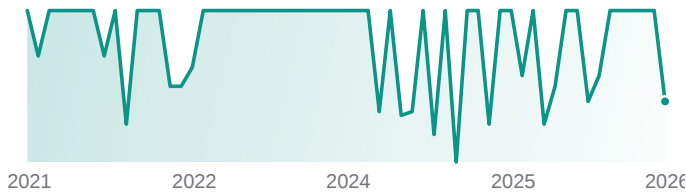
Buyer mix

Cash 0% · Investor 20% · Flip resale 0%



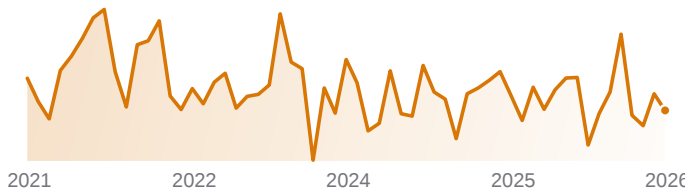
Sellers who sold at a gain

80%

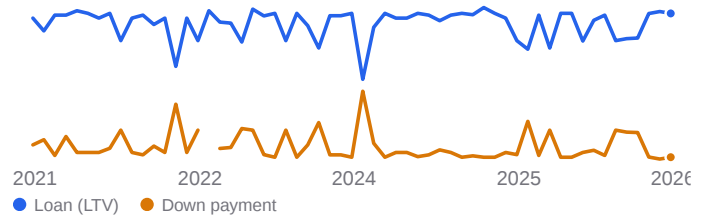


Median annualized return at resale

+5.1%

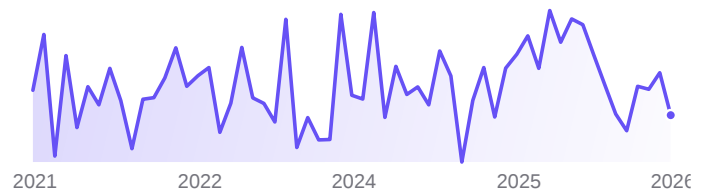


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



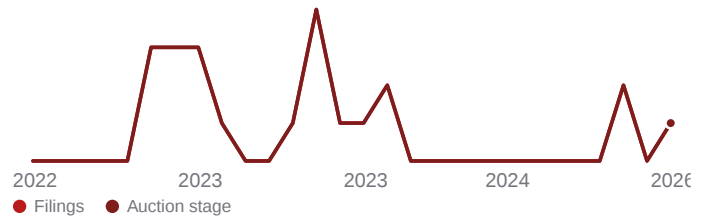
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	2,394
Median value (AVM)	\$374K
Median size	1,507 ft²
Median bedrooms	3
Median year built	1979
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	70%
Company owned	14%
Median loan-to-value	39%
Typical ownership tenure	11.5 yrs

COMMUNITY

Population	10,554
Density	62 / mi²
Median household income	\$62K
Average household income	\$101K
Crime index (US avg 100)	122
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	198
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	9.5%
Unemployment	0.9%
Average temp	51°F
Annual precip	78 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.