

Stayton 97383

ZIP code · OR · Oregon > Marion County > Stayton

SELLER'S MARKET

\$483K

MEDIAN SALE PRICE

+2.6%

1-YR CHANGE

125

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

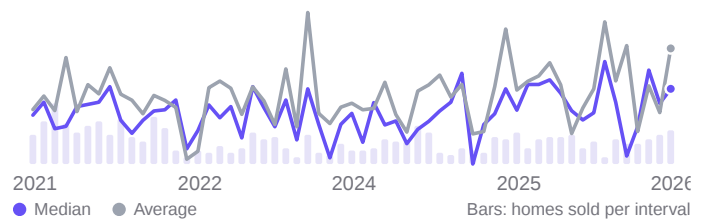
Market temperature (0–100)

68 / 100



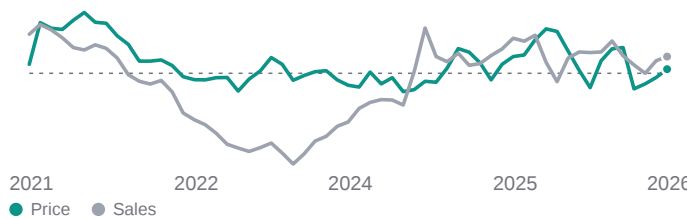
Sale prices

Median \$480K · Average \$571K



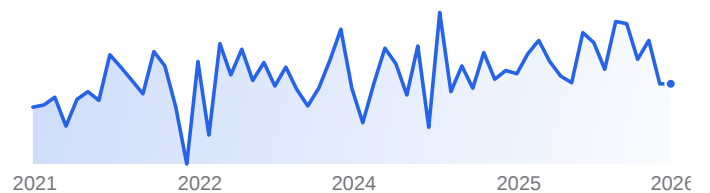
Growth (year over year)

Price +2.6% · Sales +10.6%



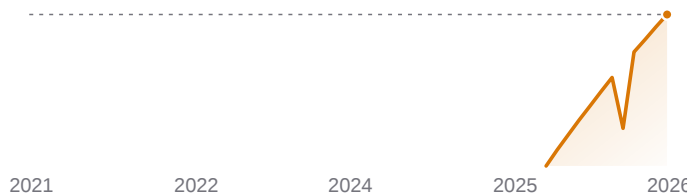
Price per square foot

\$254/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

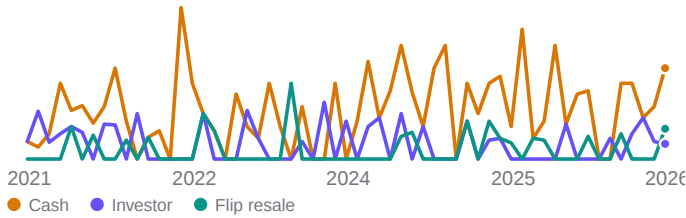
4.0%



BUYERS & OUTCOMES

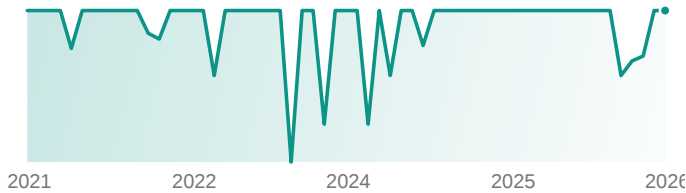
Buyer mix

Cash 40% · Investor 6.7% · Flip resale 13%



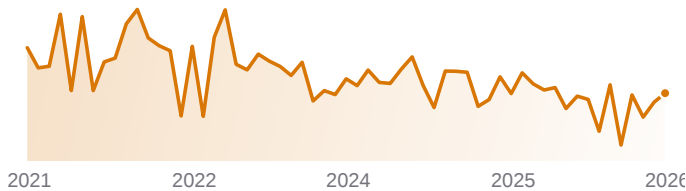
Sellers who sold at a gain

100%

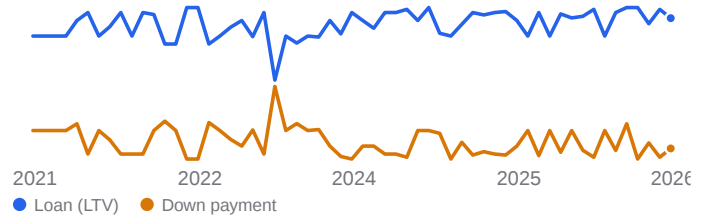


Median annualized return at resale

+5.8%

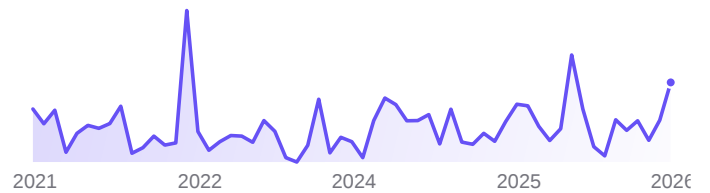


Financing (share of purchase price) Loan (LTV) 91% · Down payment 8.6%



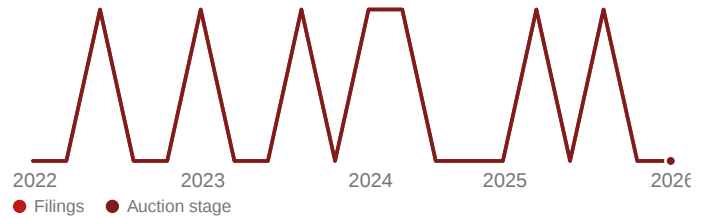
Typical hold before selling

14.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,146
Median value (AVM)	\$470K
Median size	1,653 ft²
Median bedrooms	3
Median year built	1979
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	21%
Median loan-to-value	41%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	9,103
Density	174 / mi²
Median household income	\$75K
Average household income	\$81K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	148
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	51°F
Annual precip	62 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.