Sublimity 97385

ZIP code · OR · Oregon › Marion County › Sublimity

BALANCED MARKET

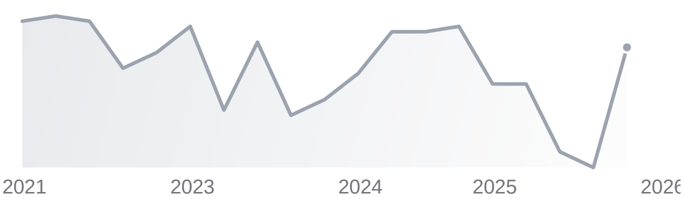
$585K	43	$610K
MEDIAN SALE PRICE	SALES (12 MO)	MEDIAN VALUE (AVM)

Market temperature — Balanced market · 49 / 100

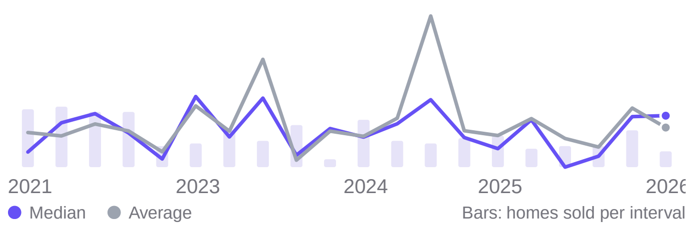
Buyer's market — Balanced — Seller's market

MARKET TRENDS (5 YEARS)

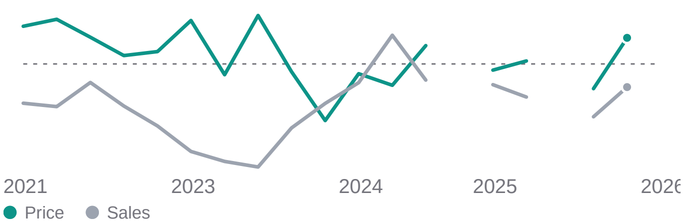
Market temperature (0–100) — **49 / 100**



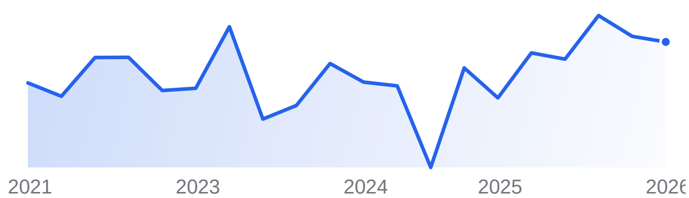
Sale prices — **Median $589K · Average $562K**



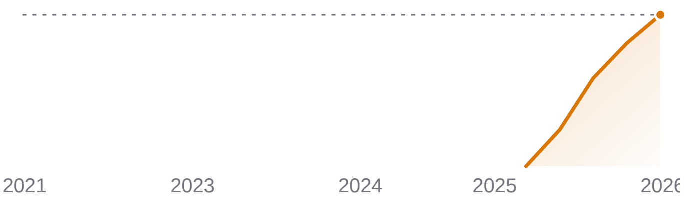
Growth (year over year) — **Price +13.3% · Sales -11.9%**



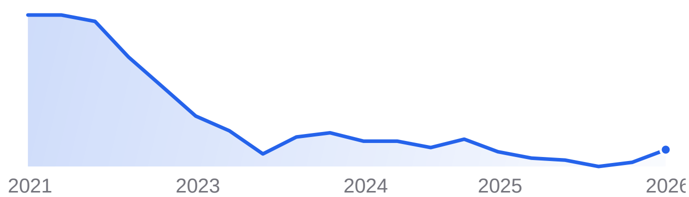
Price per square foot — **$279/ft²**



Sale premium vs estimated value — **+0.0%**

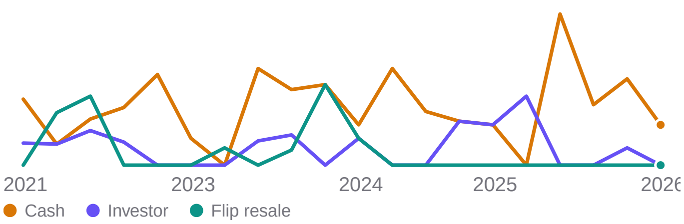


Annual turnover (share of homes sold) — **3.4%**

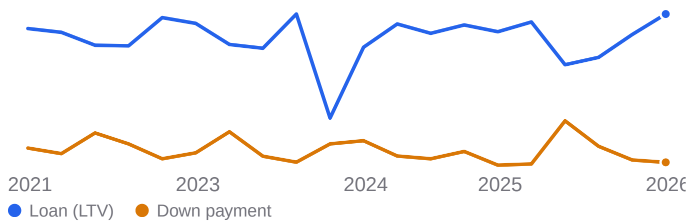


BUYERS & OUTCOMES

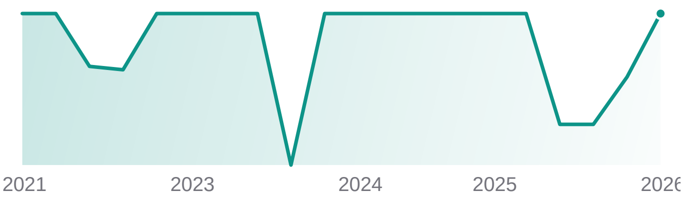
Buyer mix — Cash 17% · Investor 0% · Flip resale 0%



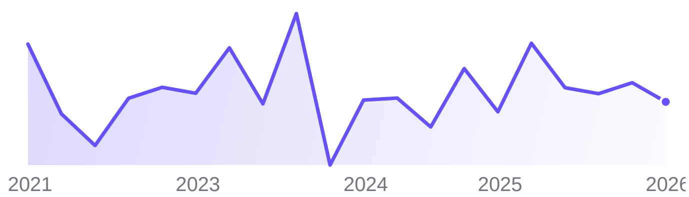
Financing (share of purchase price) — Loan (LTV) 90% · Down payment 10%



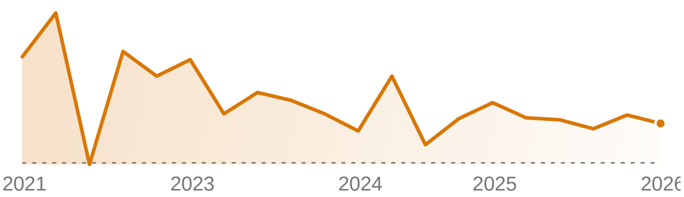
Sellers who sold at a gain — 100%



Typical hold before selling — 4.9 yrs



Median annualized return at resale — +4.1%



Preforeclosure filings — Filings 1 · Auction stage 1

HOUSING STOCK

Homes	1,275
Median value (AVM)	$610K
Median size	2,046 ft²
Median bedrooms	3
Median year built	1995
Single family	88%
Condos	1.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.3%
Owner occupied	78%
Company owned	29%
Median loan-to-value	42%

Typical ownership tenure	**8.9 yrs**

COMMUNITY

Population	**4,642**
Density	**126 / mi²**
Median household income	**$86K**
Average household income	**$101K**
Crime index (US avg 100)	**110**
Air pollution index (US avg 100)	**109**
Earthquake index (US avg 100)	**142**
Homes occupied	**97%**
Bachelor's or higher	**24%**
Poverty rate	**7.7%**
Unemployment	**1.2%**
Average temp	**51°F**
Annual precip	**60 in**
Sunshine	**48%**

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