

Tangent 97389

ZIP code · OR · Oregon > Linn County > Tangent

BALANCED MARKET

\$482K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



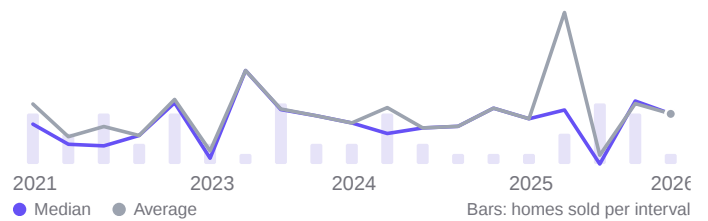
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$490K · Average \$490K

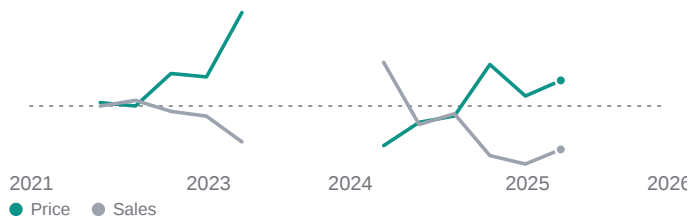


Growth (year over year)

Price +29.3% · Sales -50.0%

Price per square foot

\$387/ft²



Sale premium vs estimated value

+2.3%

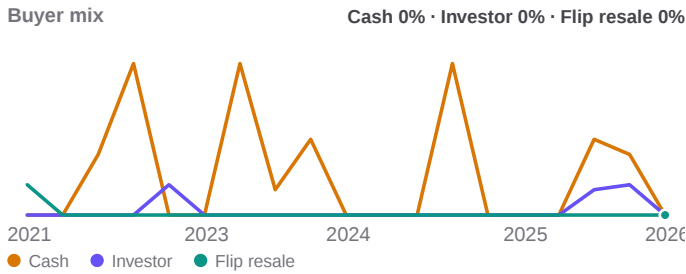
Annual turnover (share of homes sold)

2.1%

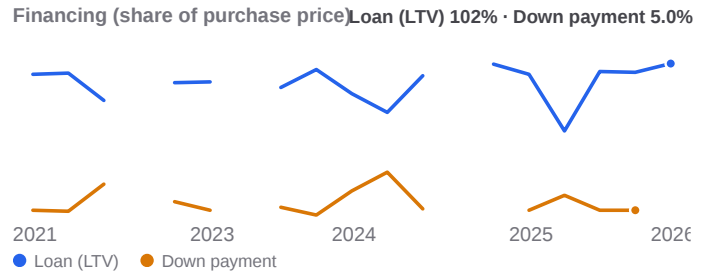


BUYERS & OUTCOMES

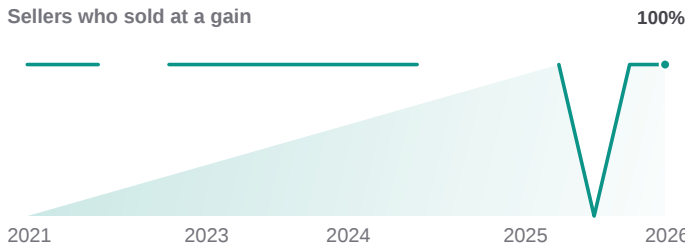
Buyer mix



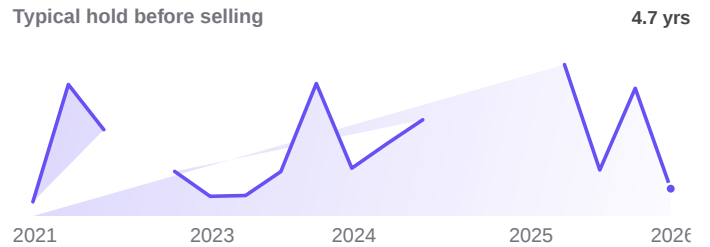
Financing (share of purchase price)



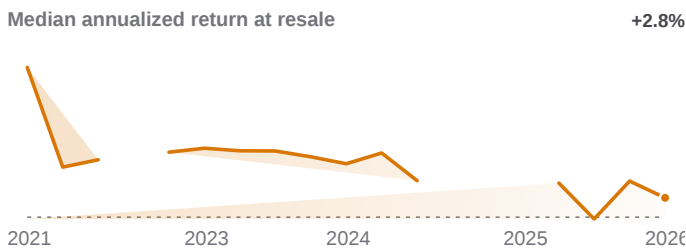
Sellers who sold at a gain



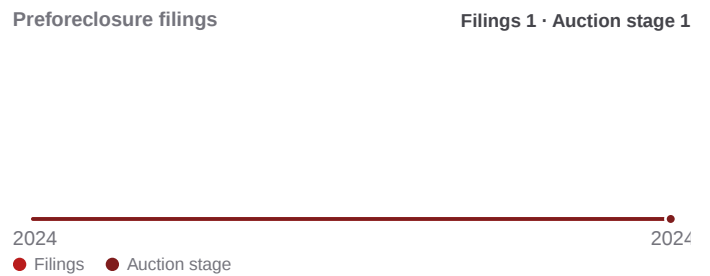
Typical hold before selling



Median annualized return at resale



Preforeclosure filings



HOUSING STOCK

Homes	778
Median value (AVM)	\$484K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1995
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.0%
Owner occupied	66%
Company owned	35%
Median loan-to-value	43%
Typical ownership tenure	13.1 yrs

COMMUNITY

Population	2,654
Density	75 / mi²
Median household income	\$69K
Average household income	\$86K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	152
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	53°F
Annual precip	44 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.