

Willamina 97396

ZIP code · OR · Oregon > Yamhill County > Willamina

BALANCED MARKET

\$329K

MEDIAN SALE PRICE

-10.3%

1-YR CHANGE

56

SALES (12 MO)

\$346K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



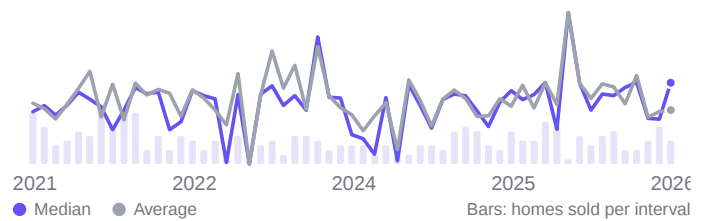
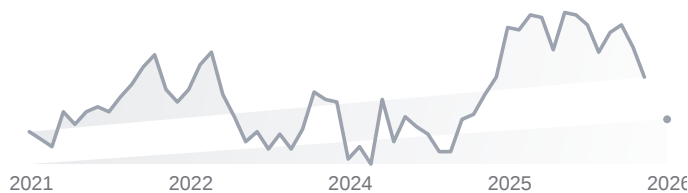
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$385K · Average \$301K

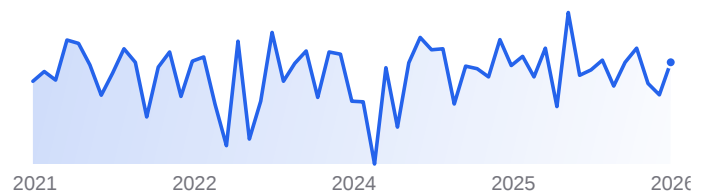
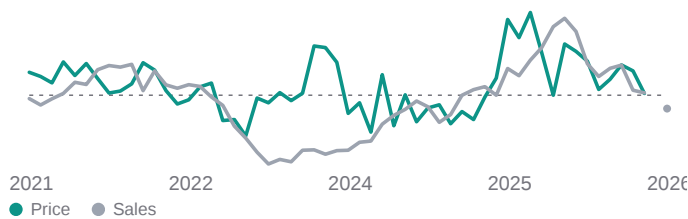


Growth (year over year)

Price -10.3% · Sales -9.7%

Price per square foot

\$245/ft²

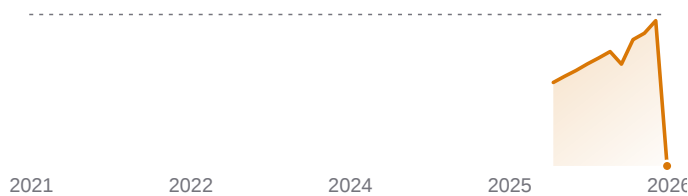


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

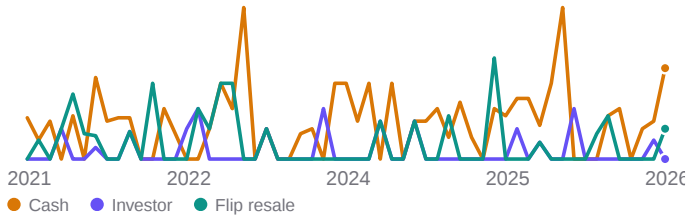
4.3%



BUYERS & OUTCOMES

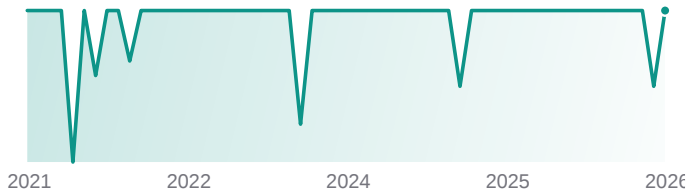
Buyer mix

Cash 60% · Investor 0% · Flip resale 20%



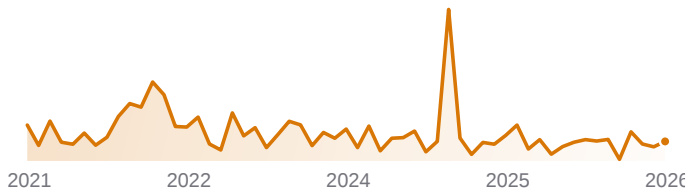
Sellers who sold at a gain

100%

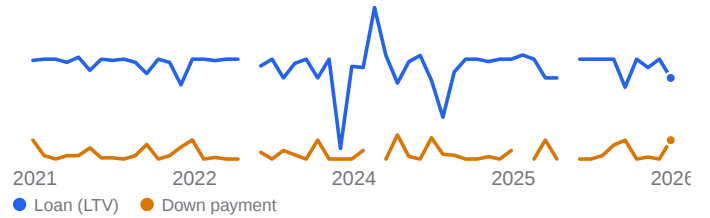


Median annualized return at resale

+6.4%

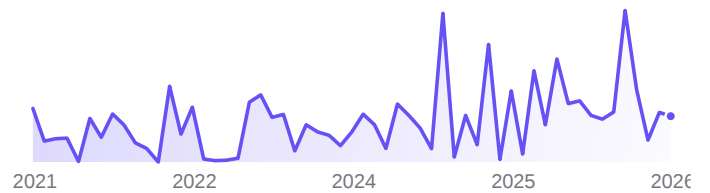


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,308
Median value (AVM)	\$346K
Median size	1,410 ft²
Median bedrooms	3
Median year built	1978
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	13%
Median loan-to-value	43%
Typical ownership tenure	11.2 yrs

COMMUNITY

Population	2,981
Density	26 / mi²
Median household income	\$56K
Average household income	\$79K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	220
Homes occupied	93%
Bachelor's or higher	11%
Poverty rate	13.1%
Unemployment	1.1%
Average temp	50°F
Annual precip	75 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.