

Dorena 97434

ZIP code · OR · Oregon > Lane County

BALANCED MARKET

\$244K

MEDIAN SALE PRICE

+3.1%

1-YR CHANGE

9

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



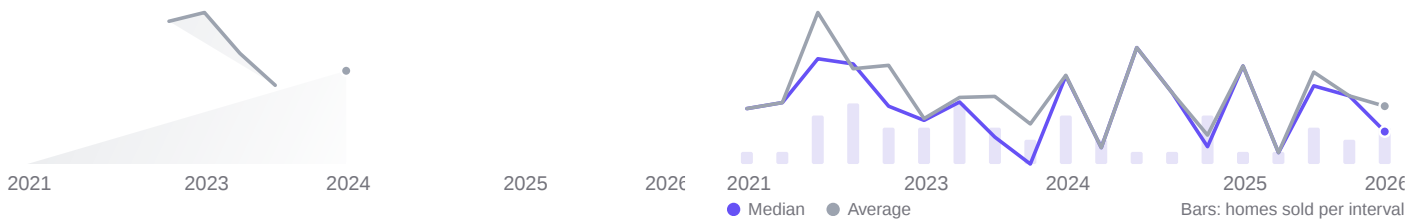
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

51 / 100

Sale prices

Median \$194K · Average \$283K



Growth (year over year)

Price +3.1% · Sales +0.0%

Price per square foot

\$139/ft²

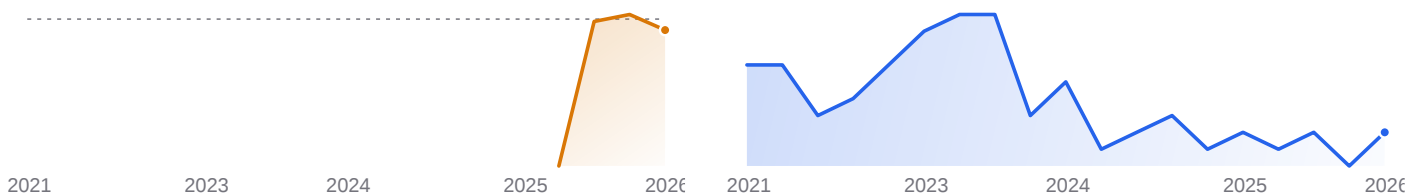


Sale premium vs estimated value

-5.7%

Annual turnover (share of homes sold)

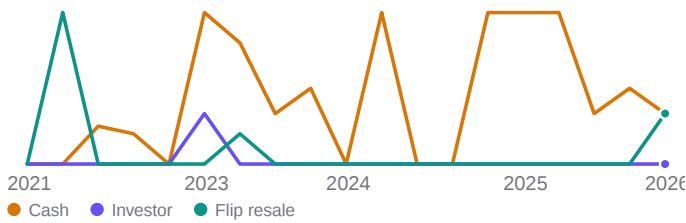
2.6%



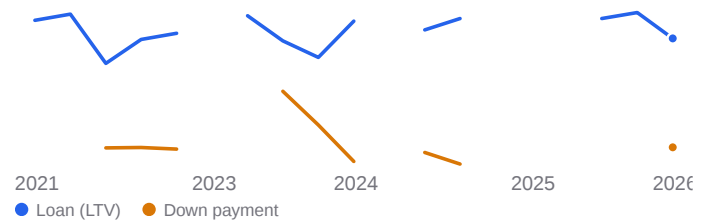
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 33%

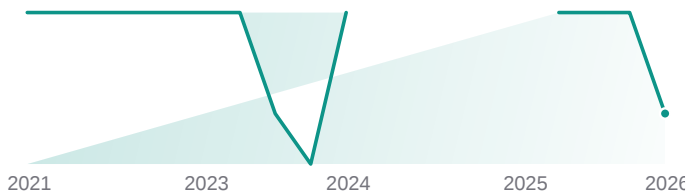


Financing (share of purchase price) Loan (LTV) 85% · Down payment 13%



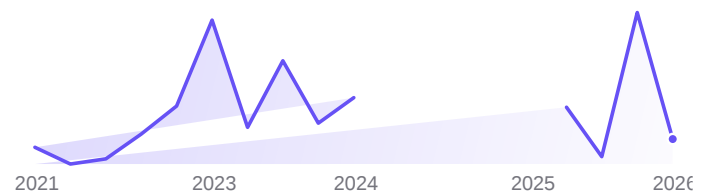
Sellers who sold at a gain

33%



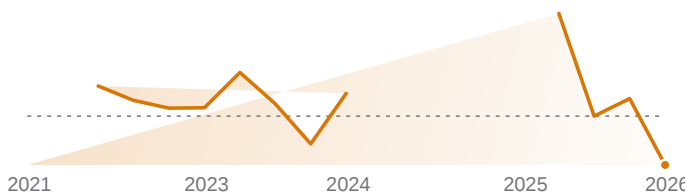
Typical hold before selling

4.0 yrs



Median annualized return at resale

-13.6%



HOUSING STOCK

Homes	351
Median value (AVM)	\$417K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1970
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	0%
Owner occupied	72%
Company owned	20%
Median loan-to-value	29%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	742
Density	4 / mi ²
Median household income	\$49K
Average household income	\$61K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	120
Homes occupied	92%
Bachelor's or higher	25%
Poverty rate	17.1%
Unemployment	1.4%
Average temp	49°F
Annual precip	70 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.