

# Harrisburg 97446

ZIP code · OR · Oregon · Linn County · Harrisburg

BUYER'S MARKET

**\$408K**

MEDIAN SALE PRICE

**-8.2%**

1-YR CHANGE

**48**

SALES (12 MO)

**\$395K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



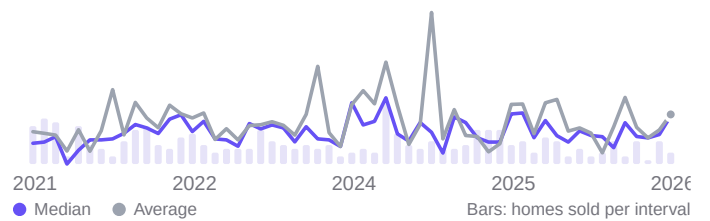
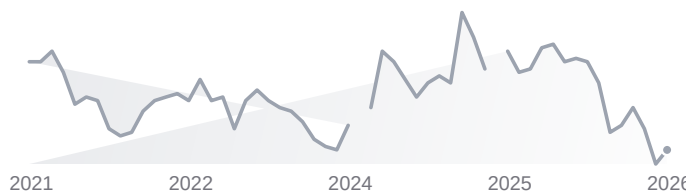
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$470K · Average \$477K

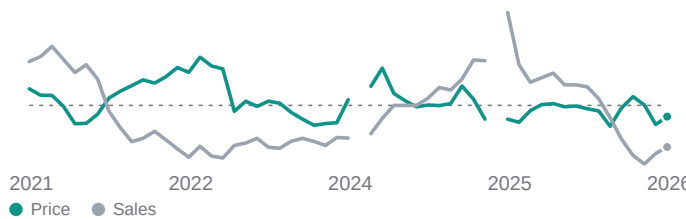


Growth (year over year)

Price -8.2% · Sales -30.4%

Price per square foot

\$318/ft²

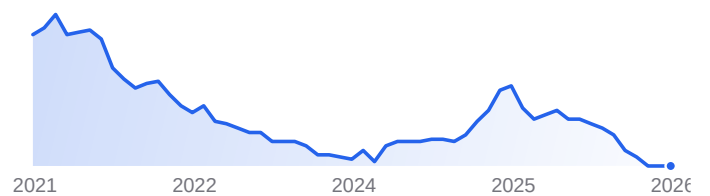


Sale premium vs estimated value

+1.1%

Annual turnover (share of homes sold)

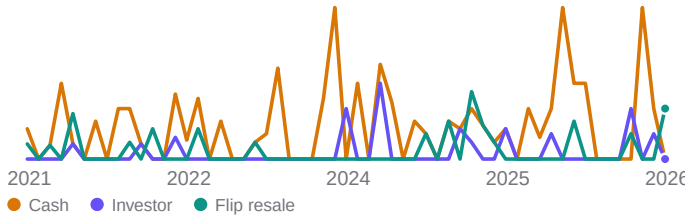
2.5%



## BUYERS & OUTCOMES

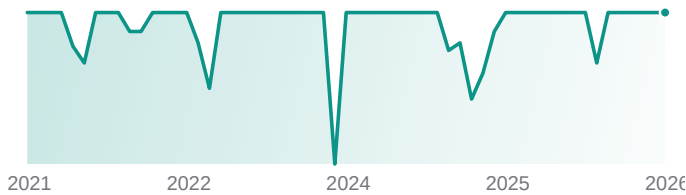
### Buyer mix

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



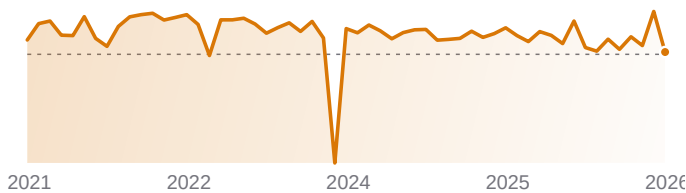
### Sellers who sold at a gain

100%

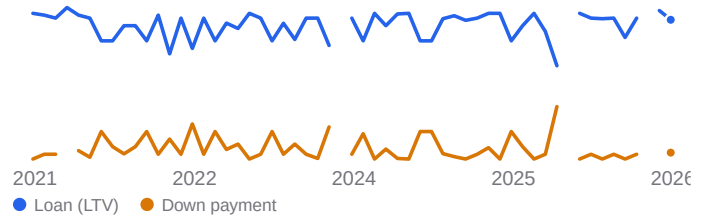


### Median annualized return at resale

+0.7%

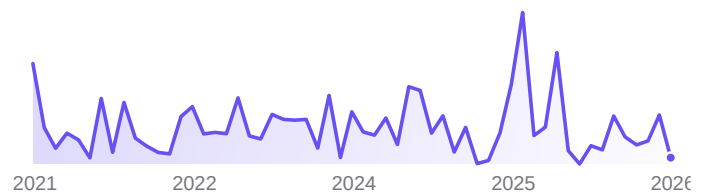


### Financing (share of purchase price) Loan (LTV) 94% · Down payment 6.1%



### Typical hold before selling

1.6 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,900     |
| Median value (AVM) | \$395K    |
| Median size        | 1,466 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1989      |
| Single family      | 68%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 54%      |
| Underwater (LTV 125% or more) | 1.2%     |
| Owner occupied                | 80%      |
| Company owned                 | 19%      |
| Median loan-to-value          | 47%      |
| Typical ownership tenure      | 10.1 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 5,366    |
| Density                          | 47 / mi² |
| Median household income          | \$59K    |
| Average household income         | \$80K    |
| Crime index (US avg 100)         | 87       |
| Air pollution index (US avg 100) | 112      |
| Earthquake index (US avg 100)    | 145      |
| Homes occupied                   | 97%      |
| Bachelor's or higher             | 13%      |
| Poverty rate                     | 12.0%    |
| Unemployment                     | 1.6%     |
| Average temp                     | 53°F     |
| Annual precip                    | 50 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.