

Mapleton 97453

ZIP code · OR · Oregon > Lane County > Mapleton

BALANCED MARKET

\$463K

MEDIAN SALE PRICE

-4.7%

1-YR CHANGE

18

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



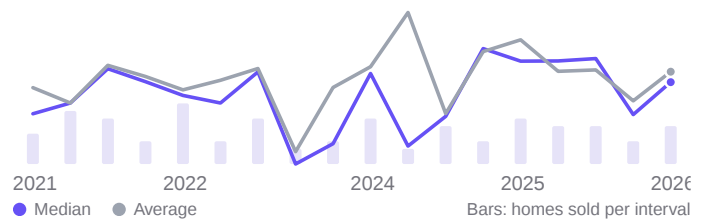
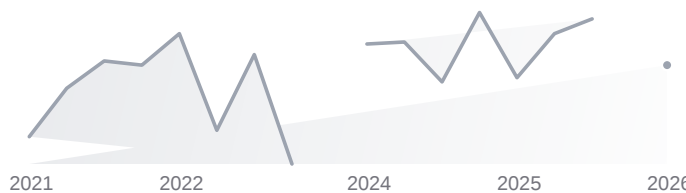
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

54 / 100

Sale prices

Median \$395K · Average \$441K

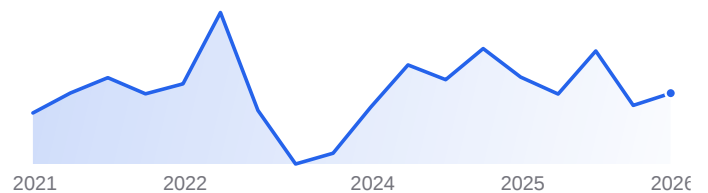
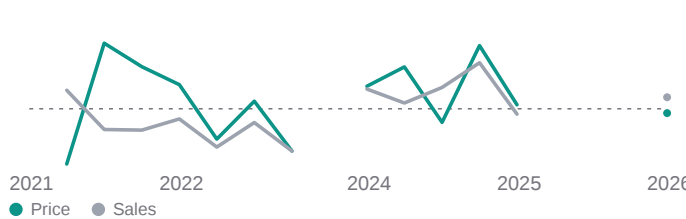


Growth (year over year)

Price -4.7% · Sales +12.5%

Price per square foot

\$250/ft²

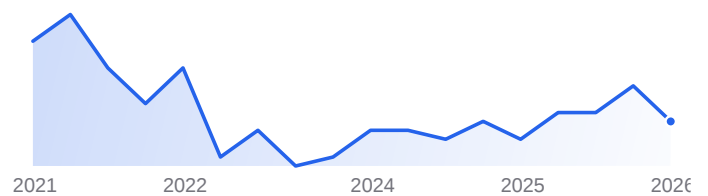
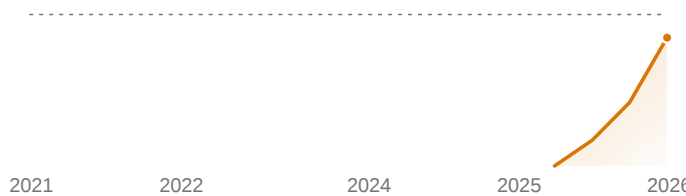


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

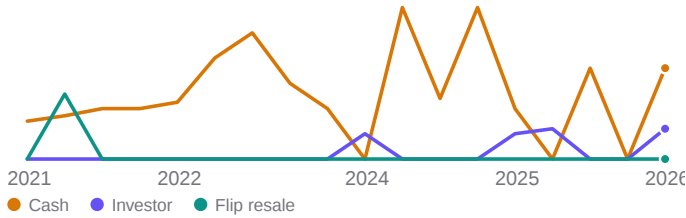
3.5%



BUYERS & OUTCOMES

Buyer mix

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

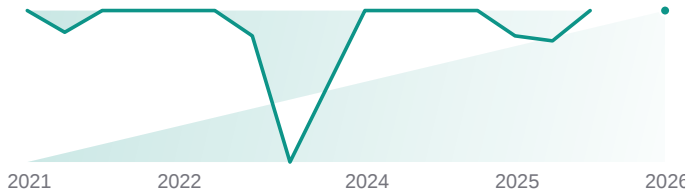


Financing (share of purchase price) Loan (LTV) 98% · Down payment 5.0%



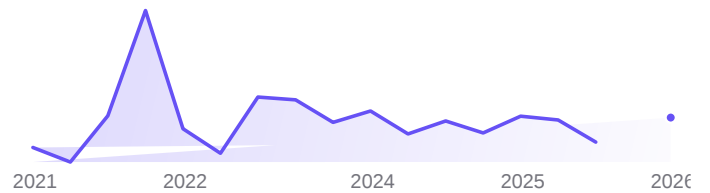
Sellers who sold at a gain

100%



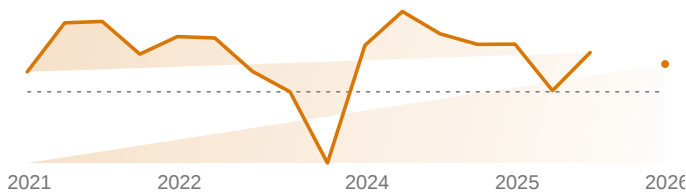
Typical hold before selling

7.7 yrs



Median annualized return at resale

+4.5%



HOUSING STOCK

Homes	511
Median value (AVM)	\$356K
Median size	1,430 ft²
Median bedrooms	3
Median year built	1964
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	2.4%
Owner occupied	60%
Company owned	21%
Median loan-to-value	22%
Typical ownership tenure	9.2 yrs

COMMUNITY

Population	1,117
Density	8 / mi²
Median household income	\$49K
Average household income	\$63K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	290
Homes occupied	84%
Bachelor's or higher	13%
Poverty rate	16.6%
Unemployment	0.9%
Average temp	52°F
Annual precip	81 in
Sunshine	48%

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