

Marcola 97454

ZIP code · OR · Oregon > Lane County > Marcola

BUYER'S MARKET

\$185K

MEDIAN SALE PRICE

-54.4%

1-YR CHANGE

17

SALES (12 MO)

\$535K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



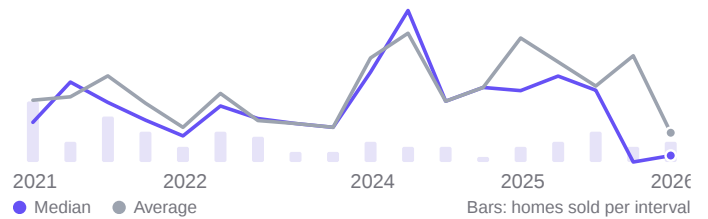
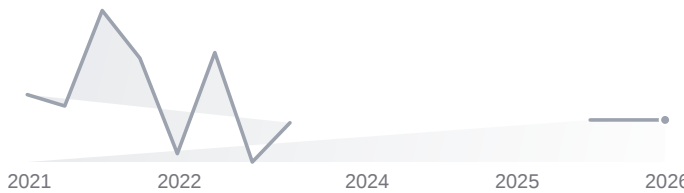
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$201K · Average \$281K

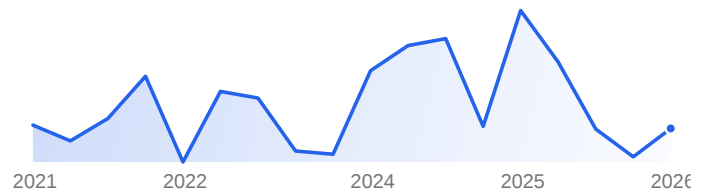


Growth (year over year)

Price -54.4% · Sales +70.0%

Price per square foot

\$228/ft²

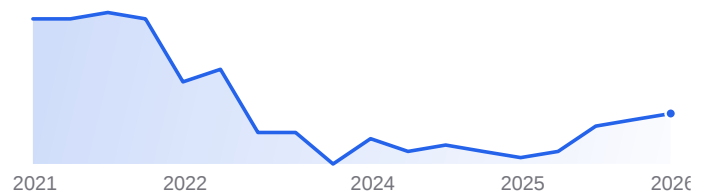


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

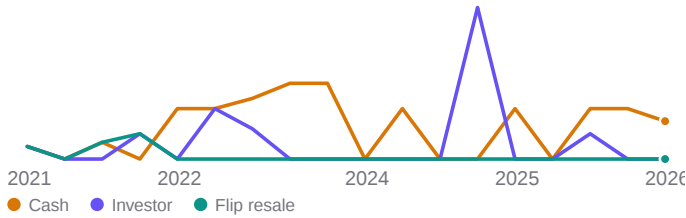
2.8%



BUYERS & OUTCOMES

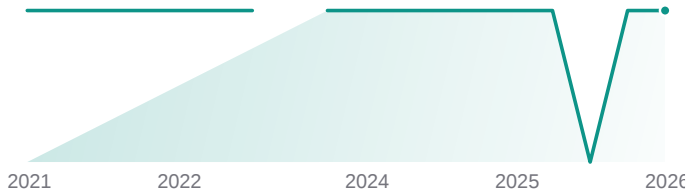
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



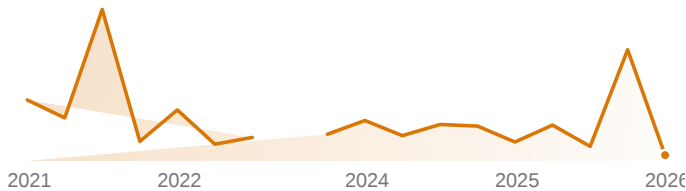
Sellers who sold at a gain

100%

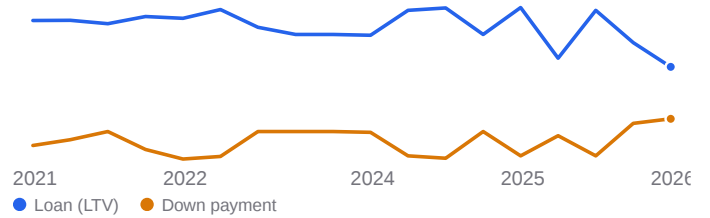


Median annualized return at resale

+1.3%

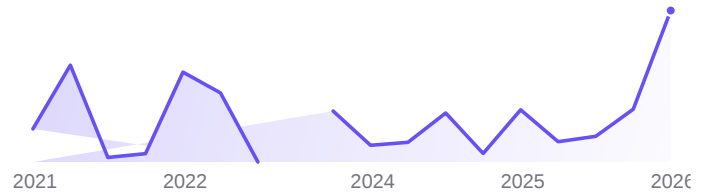


Financing (share of purchase price) Loan (LTV) 60% · Down payment 28%



Typical hold before selling

28.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	616
Median value (AVM)	\$535K
Median size	1,560 ft²
Median bedrooms	3
Median year built	1980
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.9%
Owner occupied	78%
Company owned	16%
Median loan-to-value	33%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	1,315
Density	15 / mi²
Median household income	\$104K
Average household income	\$129K
Crime index (US avg 100)	75
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	119
Homes occupied	92%
Bachelor's or higher	18%
Poverty rate	6.3%
Unemployment	1.4%
Average temp	52°F
Annual precip	76 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.