

Monroe 97456

ZIP code · OR · Oregon > Benton County > Monroe

STRONG BUYER'S MARKET

\$482K

MEDIAN SALE PRICE

-11.0%

1-YR CHANGE

23

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 13 / 100



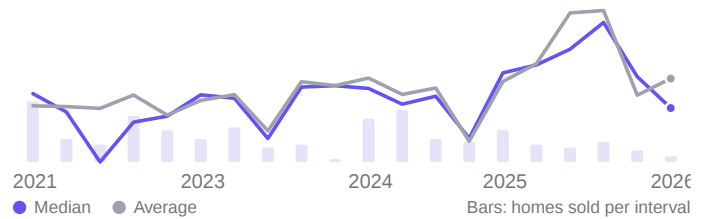
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

13 / 100

Sale prices

Median \$370K · Average \$465K

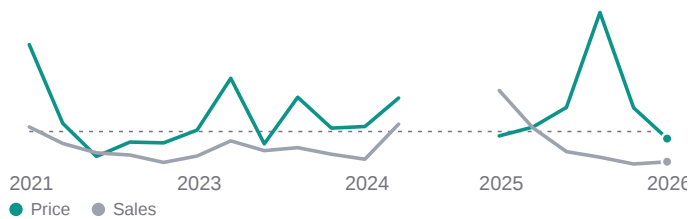


Growth (year over year)

Price -11.0% · Sales -46.5%

Price per square foot

\$393/ft²

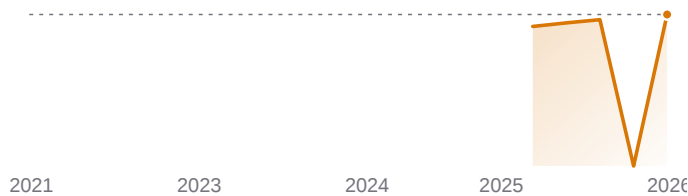


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

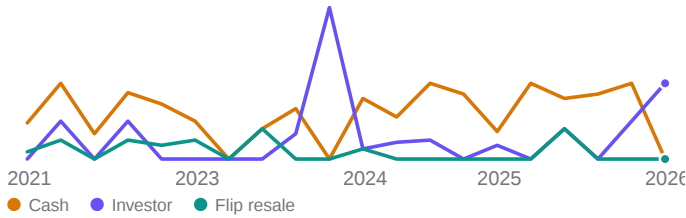
1.8%



BUYERS & OUTCOMES

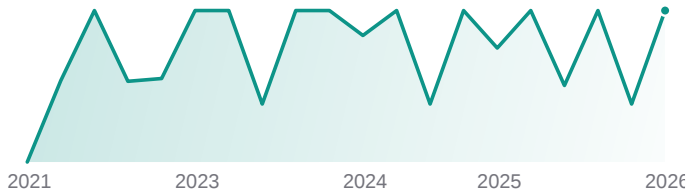
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



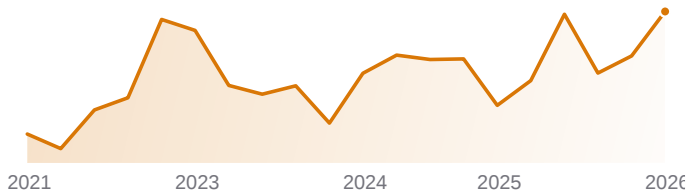
Sellers who sold at a gain

100%

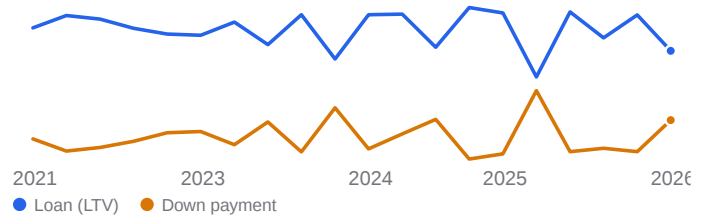


Median annualized return at resale

+12.6%

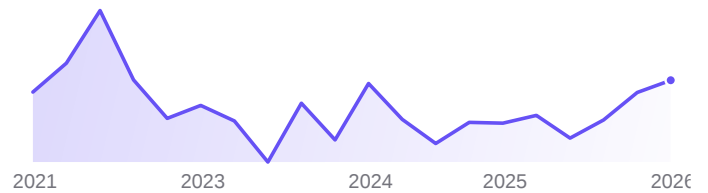


Financing (share of purchase price) Loan (LTV) 71% · Down payment 26%



Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,286
Median value (AVM)	\$492K
Median size	1,555 ft²
Median bedrooms	3
Median year built	1983
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.3%
Owner occupied	57%
Company owned	22%
Median loan-to-value	34%
Typical ownership tenure	26.9 yrs

COMMUNITY

Population	3,032
Density	29 / mi²
Median household income	\$71K
Average household income	\$95K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	180
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	18.8%
Unemployment	1.1%
Average temp	52°F
Annual precip	54 in
Sunshine	47%

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.