

# Veneta 97487

ZIP code · OR · Oregon > Lane County > Veneta

BUYER'S MARKET

**\$416K**

MEDIAN SALE PRICE

**-11.3%**

1-YR CHANGE

**107**

SALES (12 MO)

**\$446K**

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



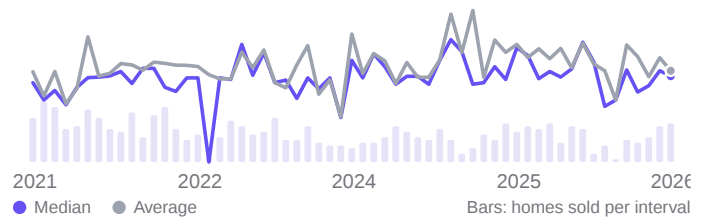
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$420K · Average \$437K

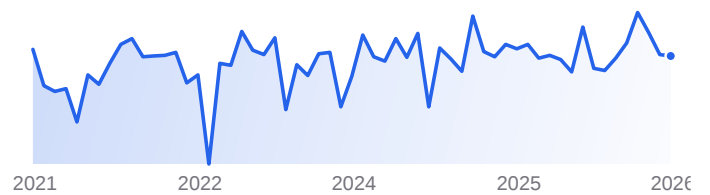
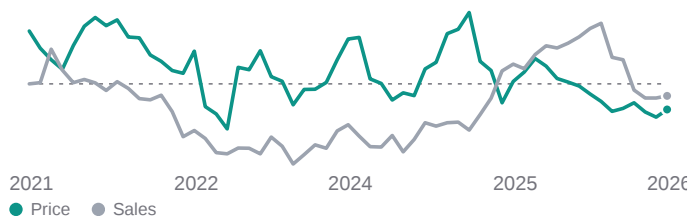


Growth (year over year)

Price -11.3% · Sales -5.3%

Price per square foot

\$287/ft²

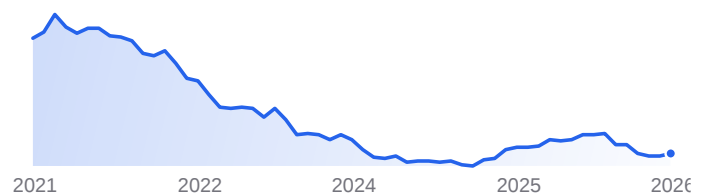
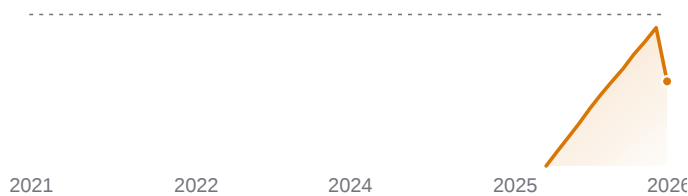


Sale premium vs estimated value

-1.6%

Annual turnover (share of homes sold)

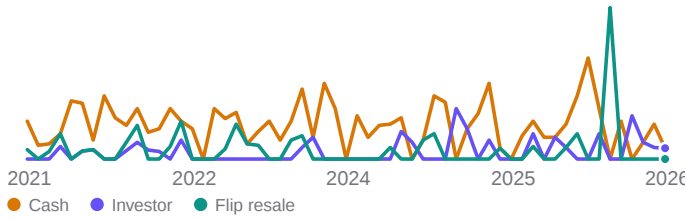
3.1%



## BUYERS & OUTCOMES

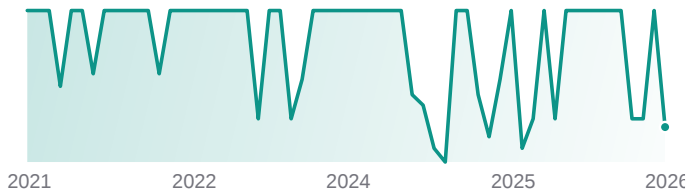
### Buyer mix

Cash 7.1% · Investor 7.1% · Flip resale 0%



### Sellers who sold at a gain

85%

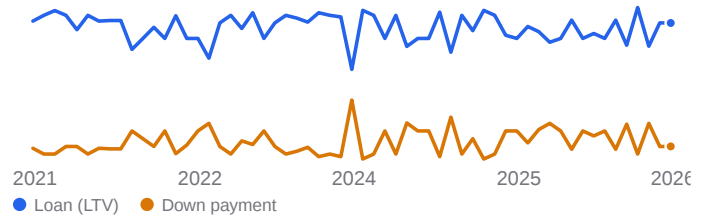


### Median annualized return at resale

+6.5%

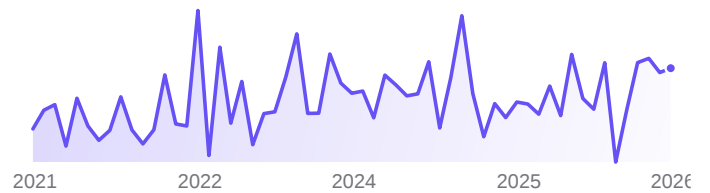


### Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



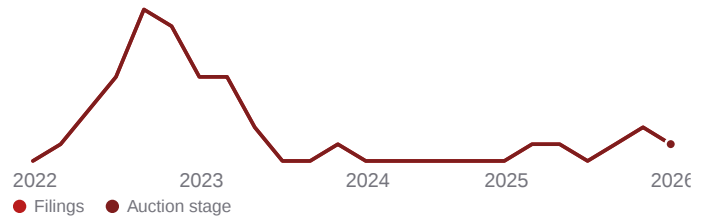
### Typical hold before selling

11.2 yrs



### Preforeclosure filings

Filings 2 · Auction stage 2



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 3,505     |
| Median value (AVM) | \$446K    |
| Median size        | 1,478 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1991      |
| Single family      | 75%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 55%      |
| Underwater (LTV 125% or more) | 1.1%     |
| Owner occupied                | 82%      |
| Company owned                 | 18%      |
| Median loan-to-value          | 46%      |
| Typical ownership tenure      | 10.0 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 9,322    |
| Density                          | 97 / mi² |
| Median household income          | \$69K    |
| Average household income         | \$86K    |
| Crime index (US avg 100)         | 89       |
| Air pollution index (US avg 100) | 112      |
| Earthquake index (US avg 100)    | 175      |
| Homes occupied                   | 96%      |
| Bachelor's or higher             | 15%      |
| Poverty rate                     | 9.4%     |
| Unemployment                     | 1.1%     |
| Average temp                     | 52°F     |
| Annual precip                    | 56 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.