

Vida 97488

ZIP code · OR · Oregon · Lane County

SELLER'S MARKET

\$954K

MEDIAN SALE PRICE

+135.1%

1-YR CHANGE

11

SALES (12 MO)

\$604K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 79 / 100

Buyer's market

Balanced

Seller's market

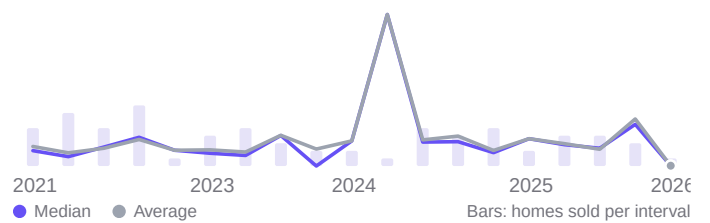
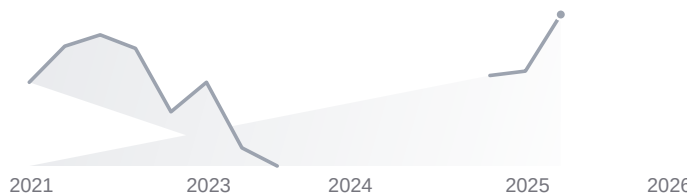
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

79 / 100

Sale prices

Median \$179K · Average \$179K

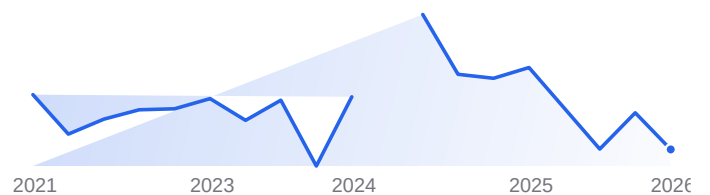
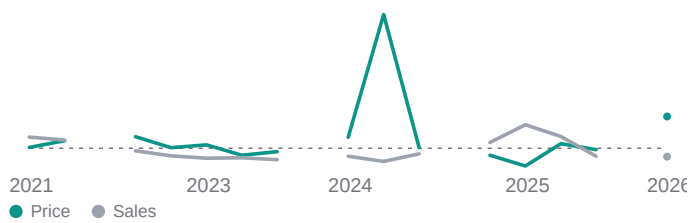


Growth (year over year)

Price +135.1% · Sales -35.3%

Price per square foot

\$123/ft²



Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

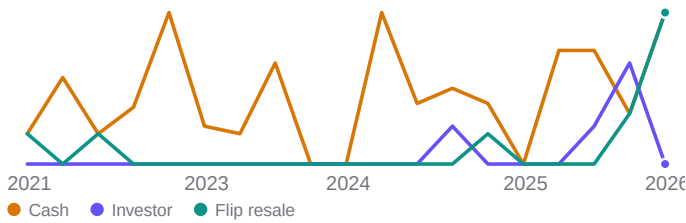
2.5%



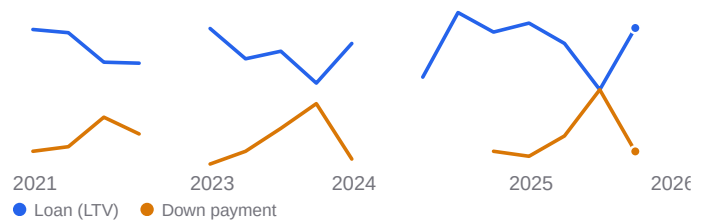
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 100%

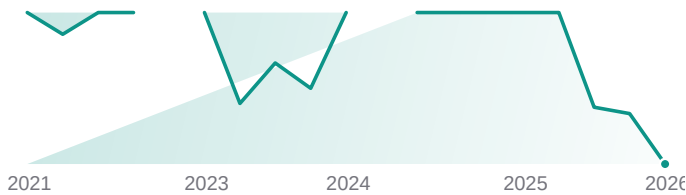


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



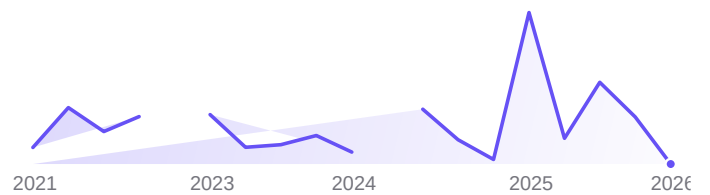
Sellers who sold at a gain

0%



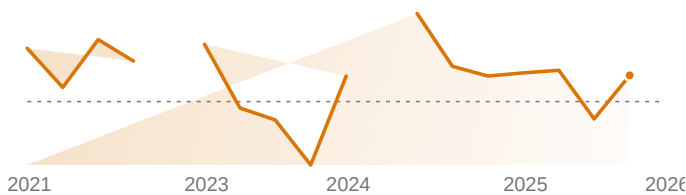
Typical hold before selling

0.3 yrs



Median annualized return at resale

+3.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	446
Median value (AVM)	\$604K
Median size	1,736 ft²
Median bedrooms	3
Median year built	1998
Single family	74%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.6%
Owner occupied	58%
Company owned	32%
Median loan-to-value	31%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	1,448
Density	5 / mi²
Median household income	\$75K
Average household income	\$100K
Crime index (US avg 100)	145
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	111
Homes occupied	83%
Bachelor's or higher	12%
Poverty rate	7.5%
Unemployment	1.0%
Average temp	50°F
Annual precip	76 in
Sunshine	48%

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.