

Walterville 97489

ZIP code · OR · Oregon · Lane County

SELLER'S MARKET

\$530K

MEDIAN SALE PRICE

+33.7%

1-YR CHANGE

10

SALES (12 MO)

\$619K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

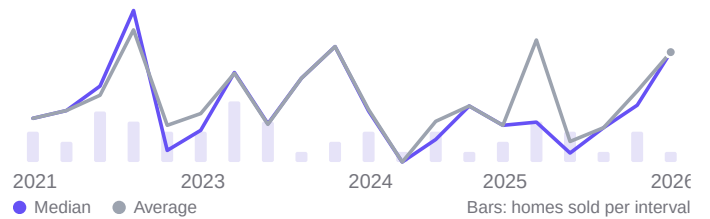
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$700K · Average \$700K

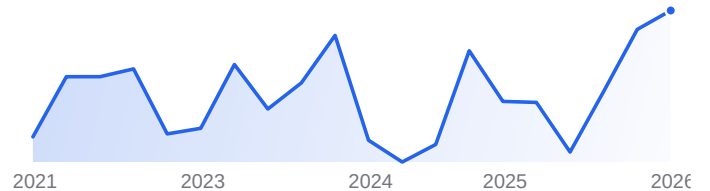
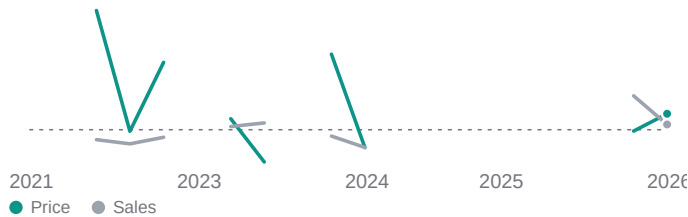


Growth (year over year)

Price +33.7% · Sales +11.1%

Price per square foot

\$416/ft²

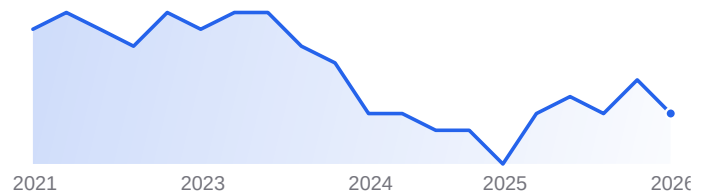


Sale premium vs estimated value

-11.3%

Annual turnover (share of homes sold)

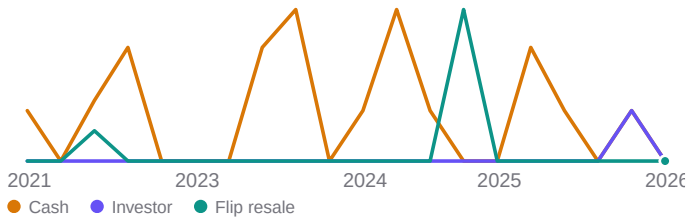
2.5%



BUYERS & OUTCOMES

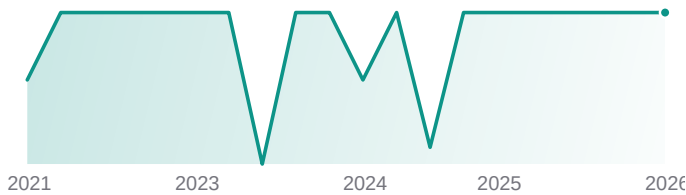
Buyer mix

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



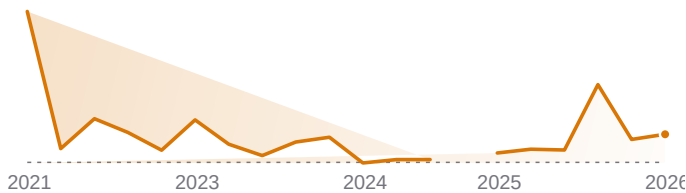
Sellers who sold at a gain

100%

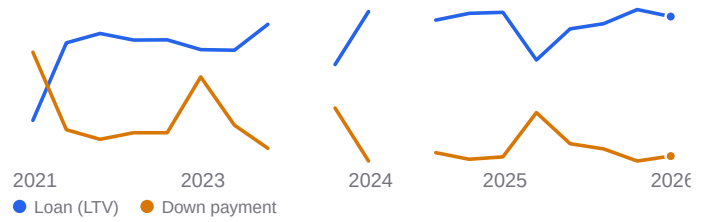


Median annualized return at resale

+9.8%

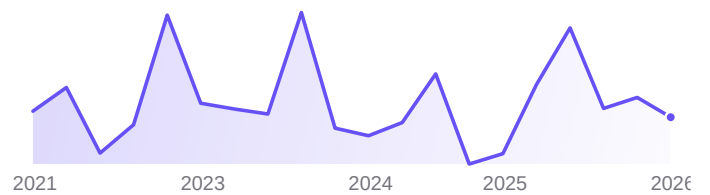


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

7.4 yrs



HOUSING STOCK

Homes	402
Median value (AVM)	\$619K
Median size	1,713 ft²
Median bedrooms	3
Median year built	1975
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.8%
Owner occupied	74%
Company owned	30%
Median loan-to-value	37%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	694
Density	16 / mi²
Median household income	\$82K
Average household income	\$120K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	119
Homes occupied	89%
Bachelor's or higher	19%
Poverty rate	6.9%
Unemployment	0.9%
Average temp	51°F
Annual precip	67 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.