

Terrebonne 97760

ZIP code · OR · Oregon > Jefferson County > Terrebonne

BALANCED MARKET

\$504K

MEDIAN SALE PRICE

-15.7%

1-YR CHANGE

181

SALES (12 MO)

\$590K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100

Buyer's market

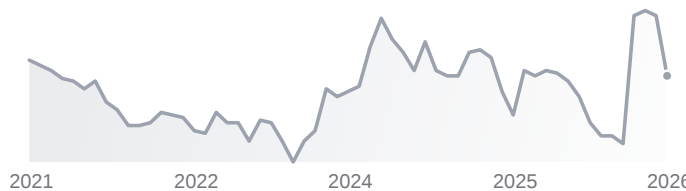
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

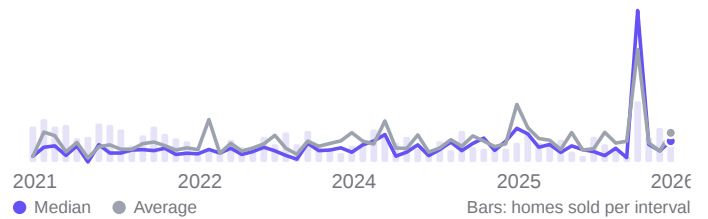
Market temperature (0–100)

59 / 100



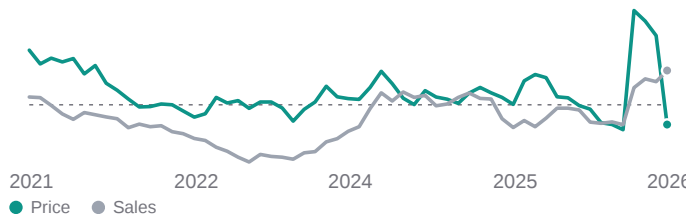
Sale prices

Median \$550K · Average \$637K



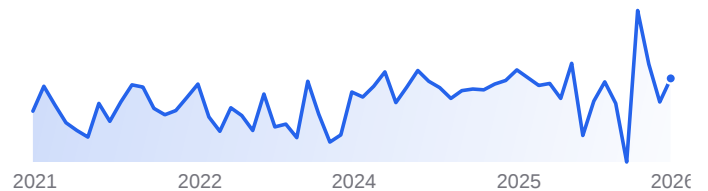
Growth (year over year)

Price -15.7% · Sales +27.5%



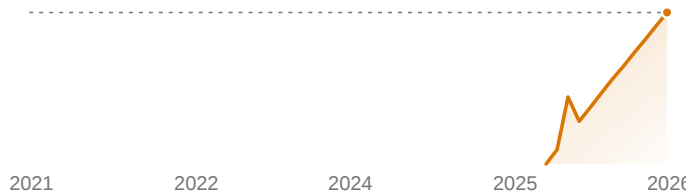
Price per square foot

\$328/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

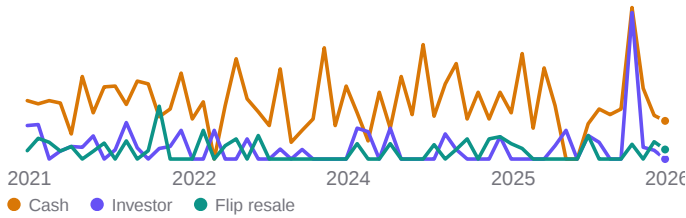
4.8%



BUYERS & OUTCOMES

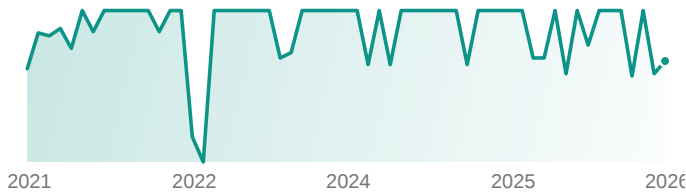
Buyer mix

Cash 19% · Investor 0% · Flip resale 4.8%



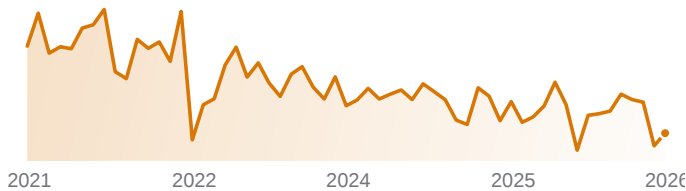
Sellers who sold at a gain

87%

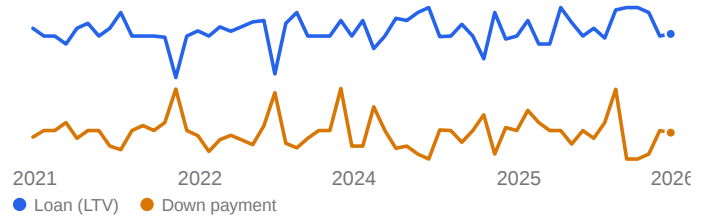


Median annualized return at resale

+3.7%

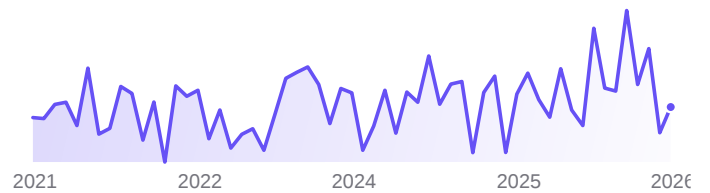


Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



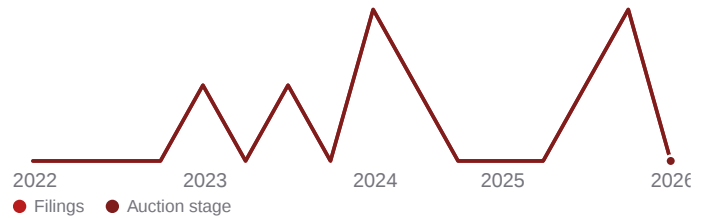
Typical hold before selling

5.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,758
Median value (AVM)	\$590K
Median size	1,644 ft²
Median bedrooms	3
Median year built	1996
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.0%
Owner occupied	78%
Company owned	20%
Median loan-to-value	39%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	8,569
Density	69 / mi²
Median household income	\$79K
Average household income	\$104K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	78
Homes occupied	88%
Bachelor's or higher	21%
Poverty rate	8.4%
Unemployment	1.2%
Average temp	48°F
Annual precip	12 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.