

Pendleton 97801

ZIP code · OR · Oregon > Umatilla County > Pendleton

BALANCED MARKET

\$287K

MEDIAN SALE PRICE

-0.4%

1-YR CHANGE

205

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



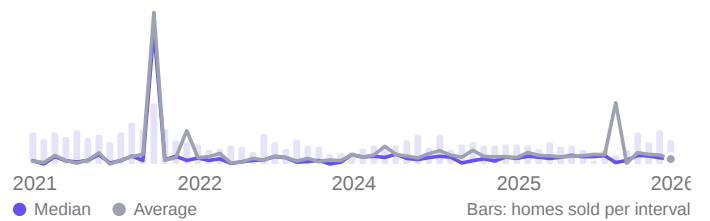
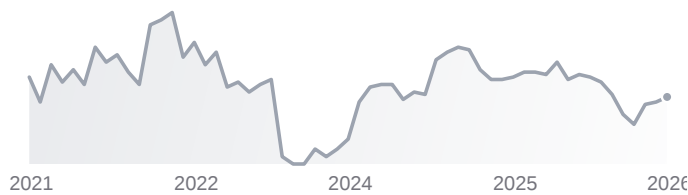
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$275K · Average \$267K

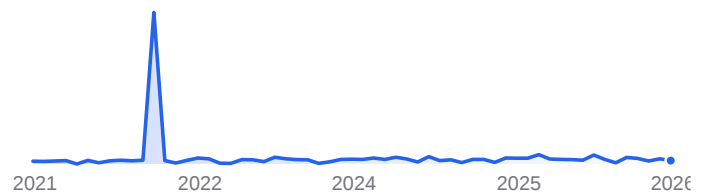
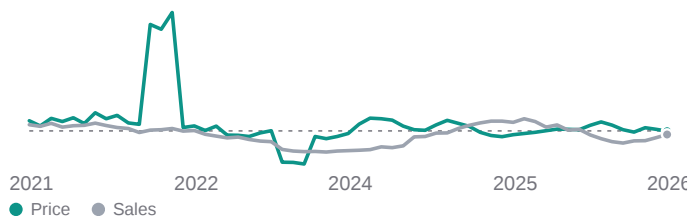


Growth (year over year)

Price -0.4% · Sales -7.2%

Price per square foot

\$173/ft²

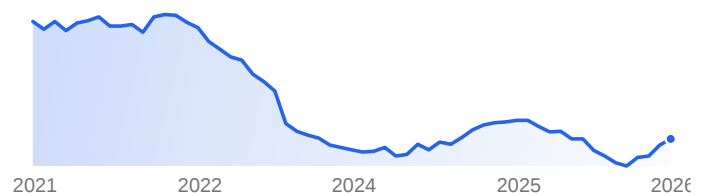
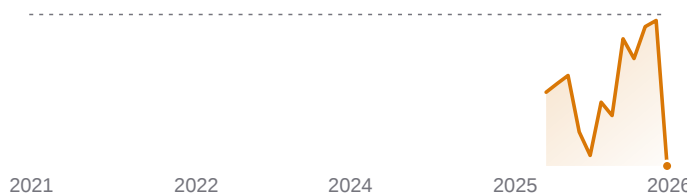


Sale premium vs estimated value

-1.3%

Annual turnover (share of homes sold)

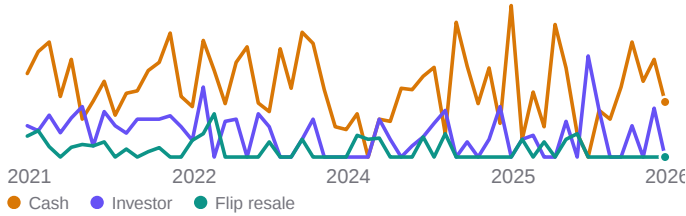
2.7%



BUYERS & OUTCOMES

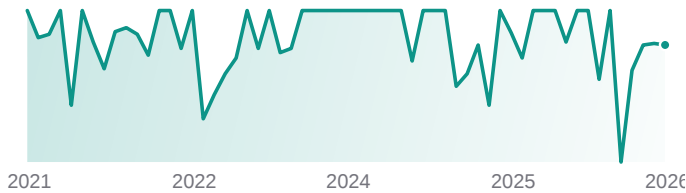
Buyer mix

Cash 18% · Investor 0% · Flip resale 0%



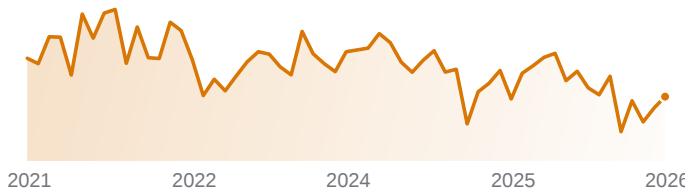
Sellers who sold at a gain

91%

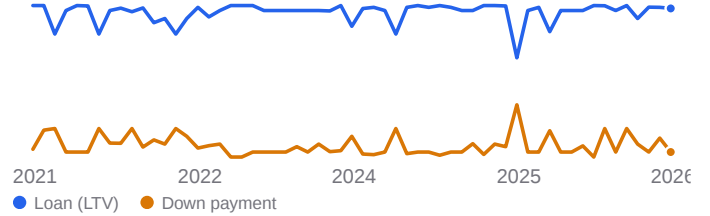


Median annualized return at resale

+5.4%

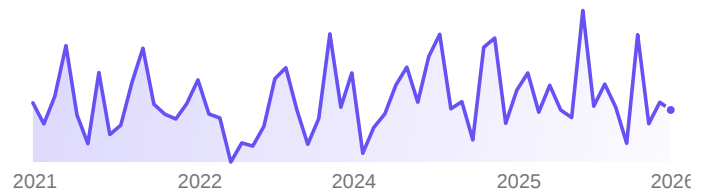


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



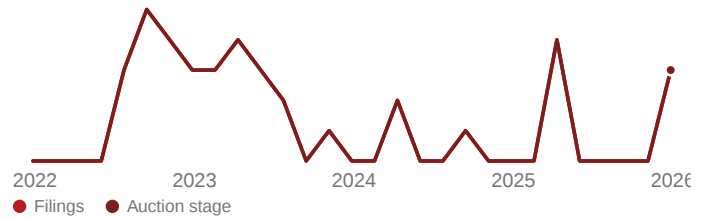
Typical hold before selling

4.7 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	7,584
Median value (AVM)	\$307K
Median size	1,512 ft²
Median bedrooms	3
Median year built	1970
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	66%
Company owned	15%
Median loan-to-value	41%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	20,333
Density	32 / mi²
Median household income	\$70K
Average household income	\$82K
Crime index (US avg 100)	117
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	81
Homes occupied	93%
Bachelor's or higher	15%
Poverty rate	12.9%
Unemployment	1.2%
Average temp	50°F
Annual precip	18 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.