

Adams 97810

ZIP code · OR · Oregon > Umatilla County > Adams

SELLER'S MARKET

\$340K

MEDIAN SALE PRICE

-10.0%

1-YR CHANGE

5

SALES (12 MO)

\$326K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100

Buyer's market

Balanced

Seller's market

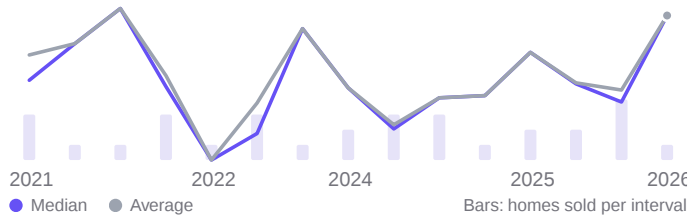
MARKET TRENDS (5 YEARS)

Sale prices

Median \$480K · Average \$480K

Growth (year over year)

Price -10.0% · Sales -28.6%



Price per square foot

\$227/ft²

Sale premium vs estimated value

+4.4%



Annual turnover (share of homes sold)

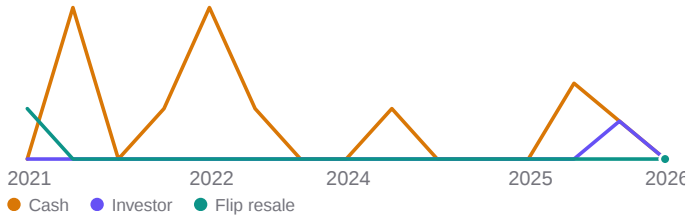
1.2%



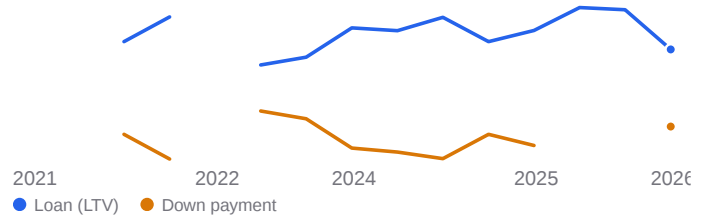
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



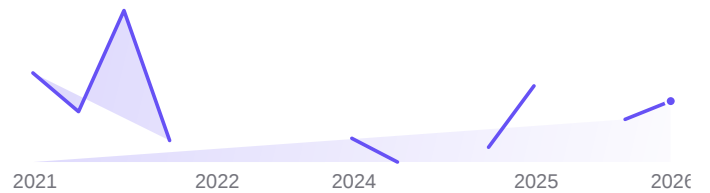
Sellers who sold at a gain

100%



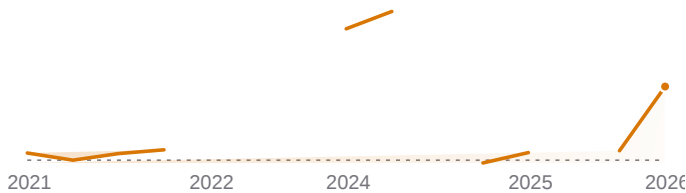
Typical hold before selling

7.6 yrs



Median annualized return at resale

+38.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	420
Median value (AVM)	\$326K
Median size	1,562 ft²
Median bedrooms	3
Median year built	1982
Single family	48%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.5%
Owner occupied	54%
Company owned	17%
Median loan-to-value	35%
Typical ownership tenure	7.1 yrs

COMMUNITY

Population	1,888
Density	6 / mi²
Median household income	\$76K
Average household income	\$101K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	87
Homes occupied	88%
Bachelor's or higher	16%
Poverty rate	9.3%
Unemployment	1.1%
Average temp	47°F
Annual precip	28 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.