

Boardman 97818

ZIP code · OR · Oregon > Morrow County > Boardman

BALANCED MARKET

\$358K

MEDIAN SALE PRICE

+10.0%

1-YR CHANGE

48

SALES (12 MO)

\$307K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 40 / 100



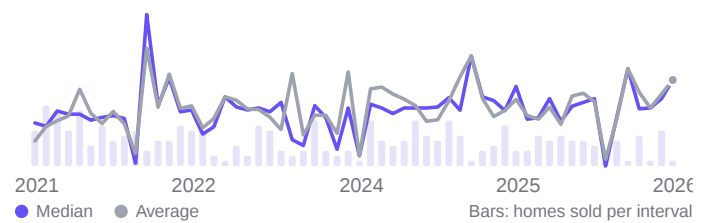
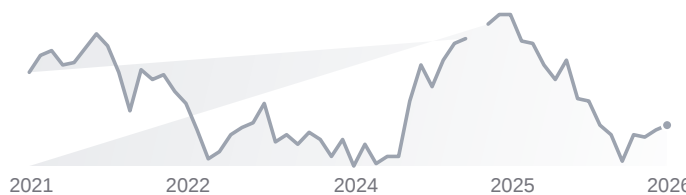
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

40 / 100

Sale prices

Median \$400K · Average \$400K

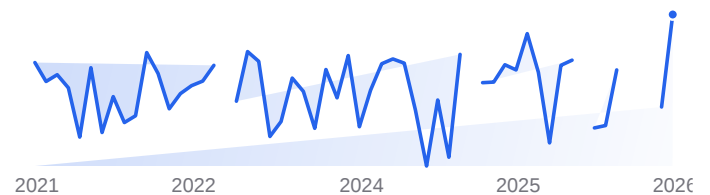
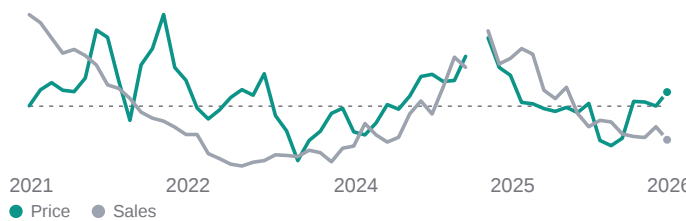


Growth (year over year)

Price +10.0% · Sales -23.8%

Price per square foot

\$293/ft²

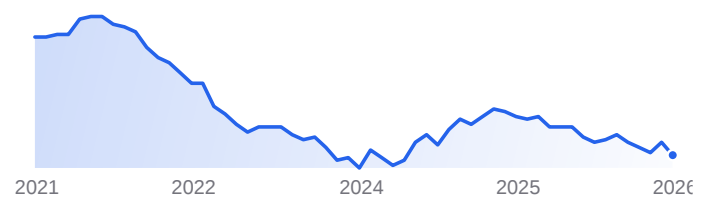
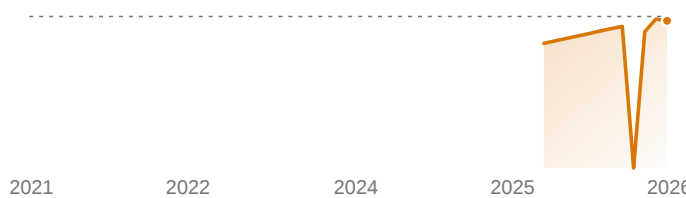


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

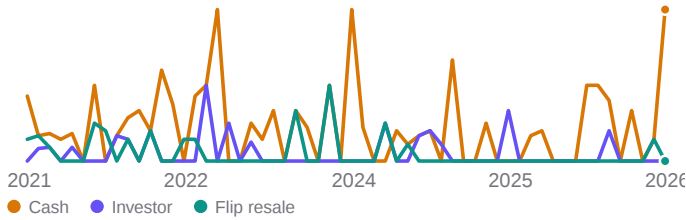
3.5%



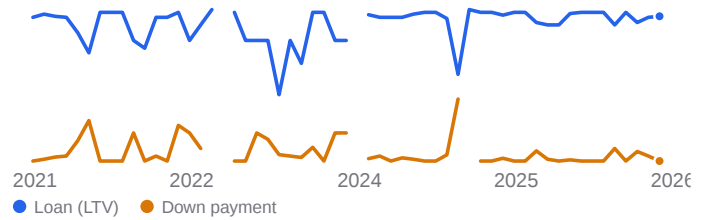
BUYERS & OUTCOMES

Buyer mix

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

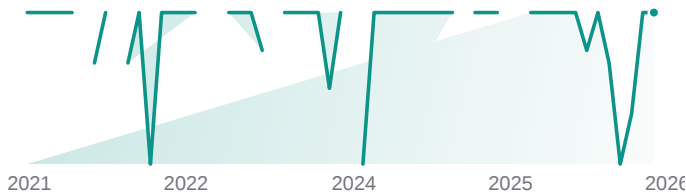


Financing (share of purchase price) Loan (LTV) 96% · Down payment 1.8%



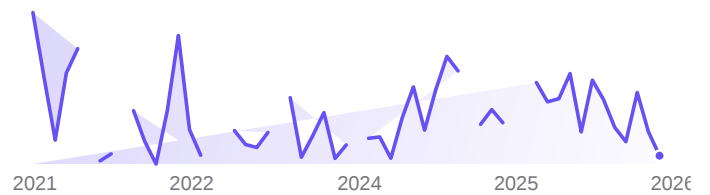
Sellers who sold at a gain

100%



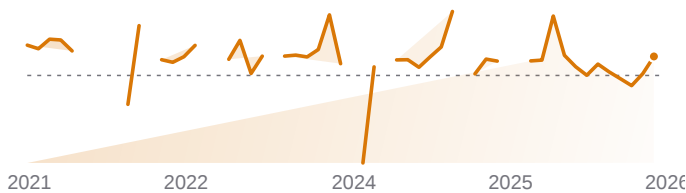
Typical hold before selling

0.8 yrs



Median annualized return at resale

+7.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,366
Median value (AVM)	\$307K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1999
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	43%
Underwater (LTV 125% or more)	1.8%
Owner occupied	60%
Company owned	21%
Median loan-to-value	61%
Typical ownership tenure	7.9 yrs

COMMUNITY

Population	4,234
Density	25 / mi ²
Median household income	\$55K
Average household income	\$78K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	92
Homes occupied	93%
Bachelor's or higher	5%
Poverty rate	22.9%
Unemployment	1.3%
Average temp	53°F
Annual precip	9 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.