

Ione 97843

ZIP code · OR · Oregon > Morrow County > Ione

STRONG BUYER'S MARKET

\$125K

MEDIAN SALE PRICE

-59.3%

1-YR CHANGE

5

SALES (12 MO)

\$271K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 15 / 100



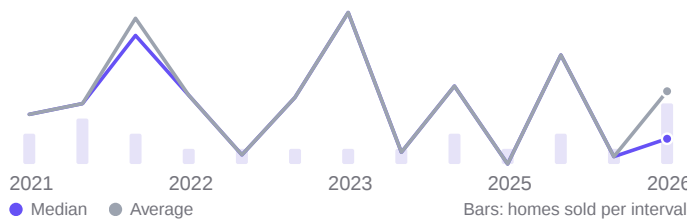
MARKET TRENDS (5 YEARS)

Sale prices

Median \$125K · Average \$229K

Growth (year over year)

Price -59.3% · Sales +66.7%

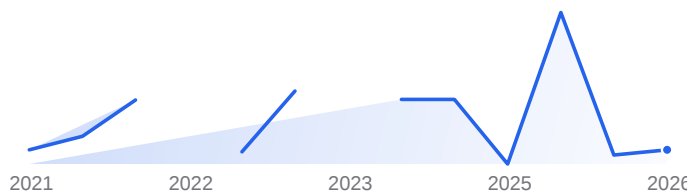


Price per square foot

\$65/ft²

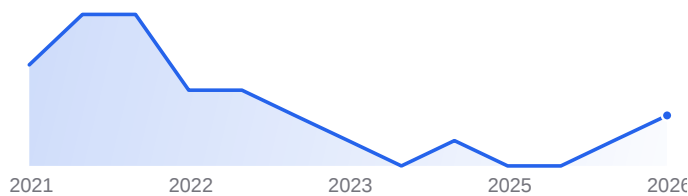
Sale premium vs estimated value

+19.0%



Annual turnover (share of homes sold)

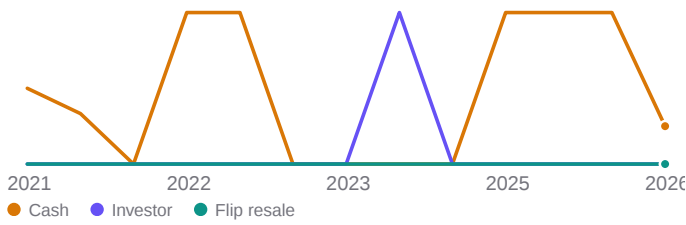
1.9%



BUYERS & OUTCOMES

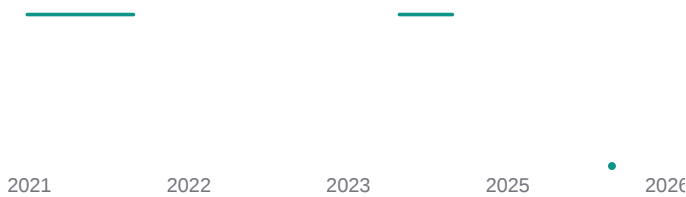
Buyer mix

Cash 25% · Investor 0% · Flip resale 0%



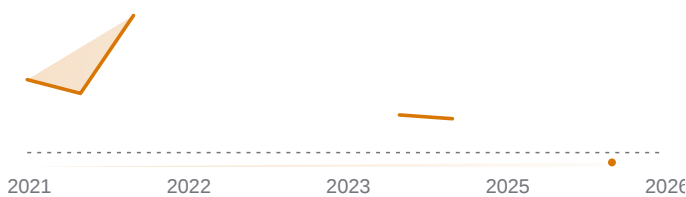
Sellers who sold at a gain

0%

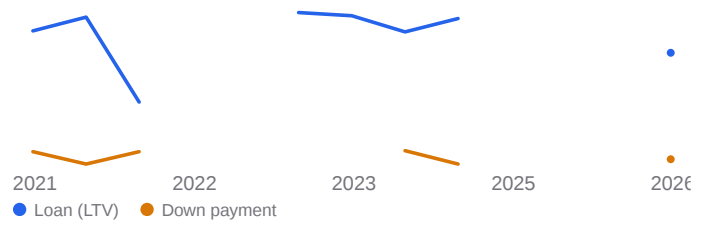


Median annualized return at resale

-2.6%

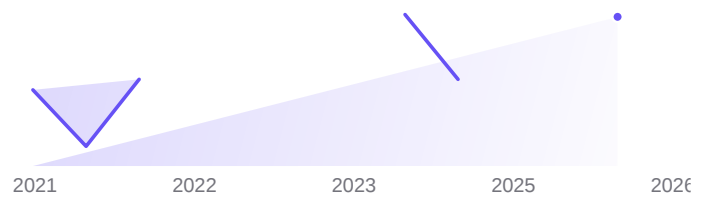


Financing (share of purchase price) Loan (LTV) 76% · Down payment 5.0%



Typical hold before selling

11.1 yrs



HOUSING STOCK

Homes	267
Median value (AVM)	\$271K
Median size	1,767 ft²
Median bedrooms	3
Median year built	1958
Single family	55%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	5.4%
Owner occupied	22%
Company owned	15%
Median loan-to-value	11%
Typical ownership tenure	3.9 yrs

COMMUNITY

Population	1,304
Density	3 / mi²
Median household income	\$70K
Average household income	\$106K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	71
Homes occupied	90%
Bachelor's or higher	13%
Poverty rate	19.0%
Unemployment	1.1%
Average temp	51°F
Annual precip	11 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.