

Milton Freewater 97862

ZIP code · OR · Oregon · Umatilla County

BALANCED MARKET

\$288K

MEDIAN SALE PRICE

+3.6%

1-YR CHANGE

69

SALES (12 MO)

\$288K

MEDIAN VALUE (AVM)

Market temperature

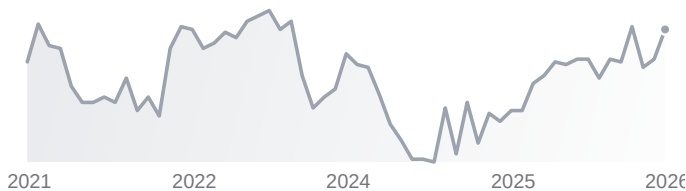
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

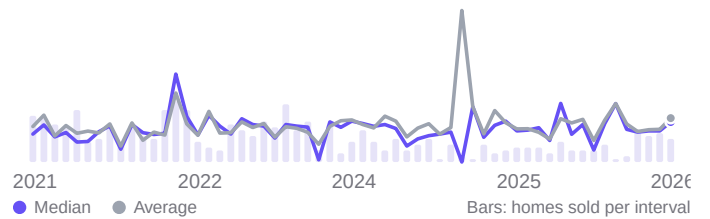
Market temperature (0–100)

56 / 100



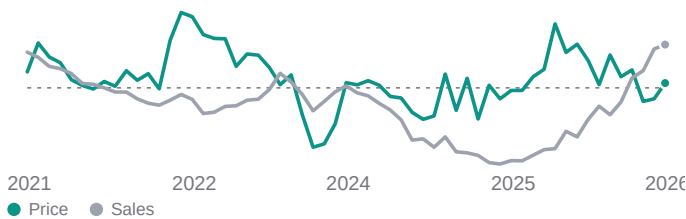
Sale prices

Median \$325K · Average \$349K



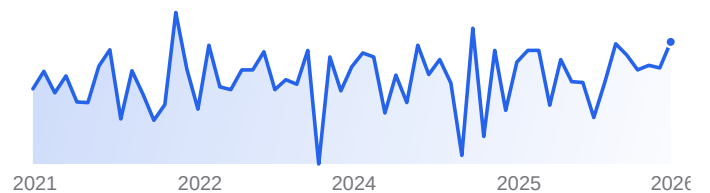
Growth (year over year)

Price +3.6% · Sales +32.7%



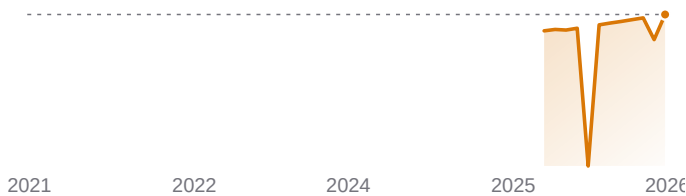
Price per square foot

\$237/ft²



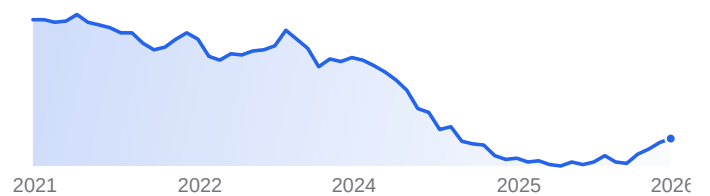
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

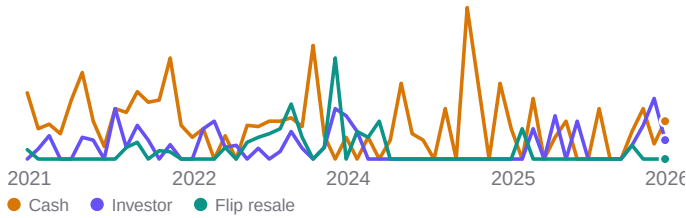
1.6%



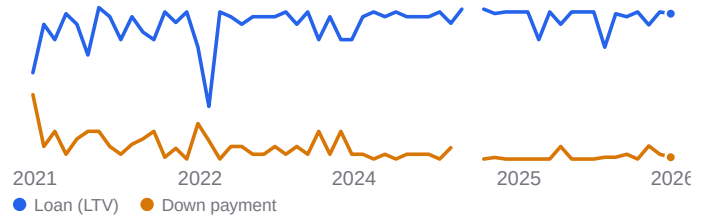
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 13% · Flip resale 0%

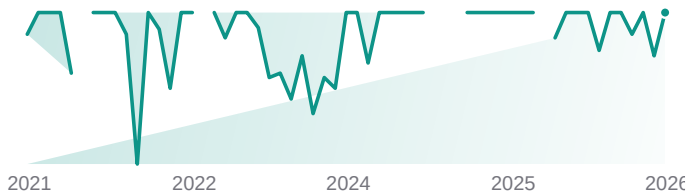


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



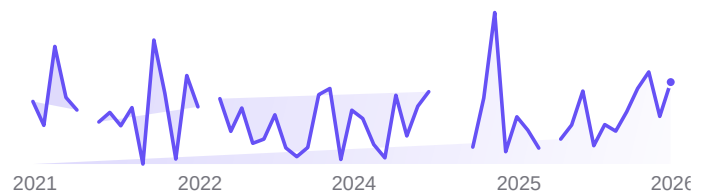
Sellers who sold at a gain

100%



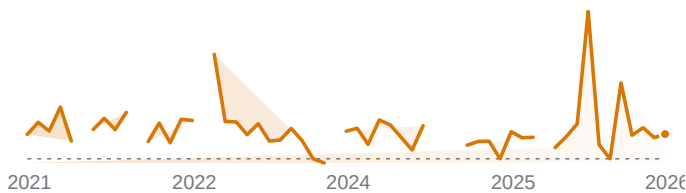
Typical hold before selling

9.4 yrs



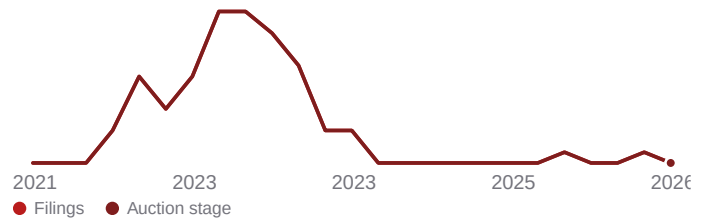
Median annualized return at resale

+6.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,417
Median value (AVM)	\$288K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1971
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.6%
Owner occupied	67%
Company owned	11%
Median loan-to-value	40%
Typical ownership tenure	7.6 yrs

COMMUNITY

Population	12,106
Density	42 / mi²
Median household income	\$55K
Average household income	\$74K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	103
Homes occupied	88%
Bachelor's or higher	9%
Poverty rate	9.2%
Unemployment	1.2%
Average temp	48°F
Annual precip	32 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.