

Mount Vernon 97865

ZIP code · OR · Oregon > Grant County > Mount Vernon

SELLER'S MARKET

\$270K

MEDIAN SALE PRICE

+47.7%

1-YR CHANGE

13

SALES (12 MO)

\$237K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 63 / 100



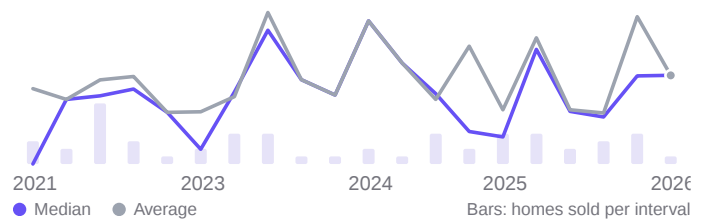
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

63 / 100

Sale prices

Median \$271K · Average \$271K

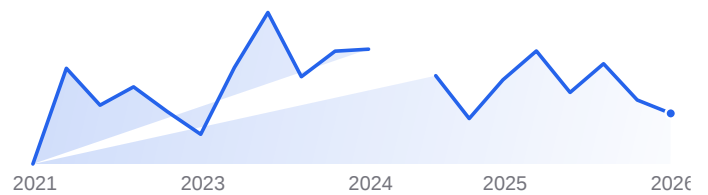
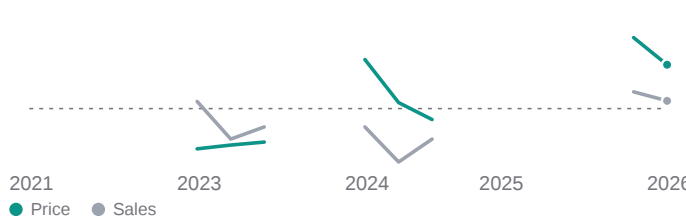


Growth (year over year)

Price +47.7% · Sales +8.3%

Price per square foot

\$123/ft²

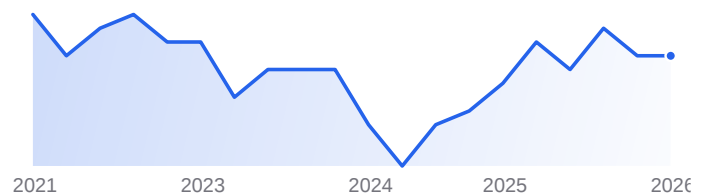


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

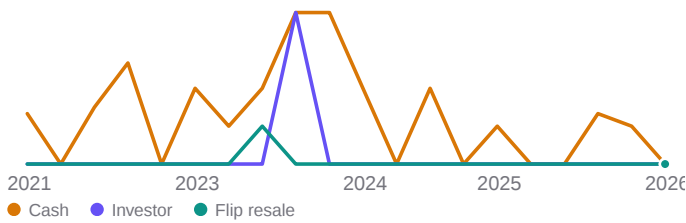
3.2%



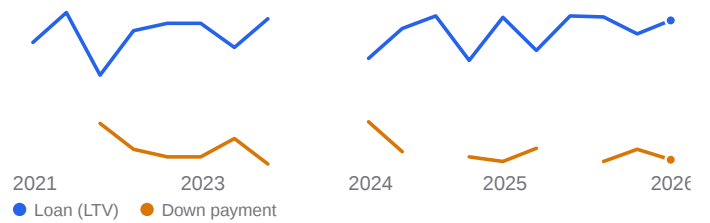
BUYERS & OUTCOMES

Buyer mix

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

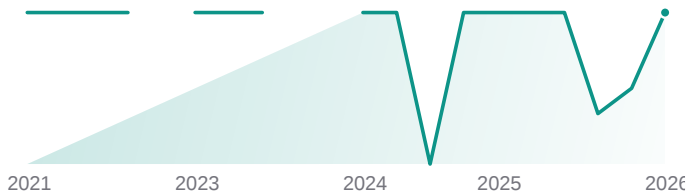


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



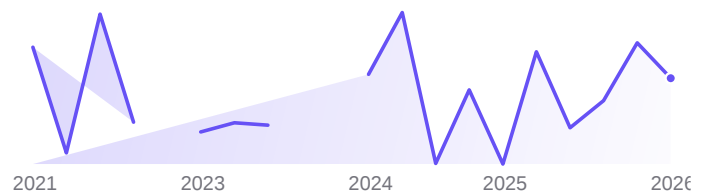
Sellers who sold at a gain

100%



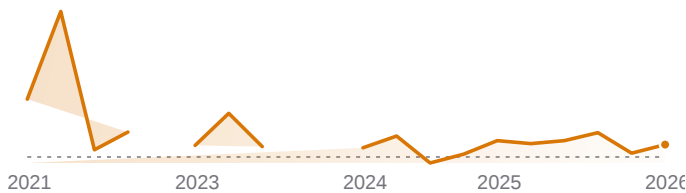
Typical hold before selling

6.7 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	401
Median value (AVM)	\$237K
Median size	1,344 ft²
Median year built	1975
Single family	53%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.4%
Owner occupied	42%
Company owned	13%
Median loan-to-value	32%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	1,670
Density	4 / mi ²
Median household income	\$69K
Average household income	\$81K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	72
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	13.2%
Unemployment	1.2%
Average temp	46°F
Annual precip	17 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.