

Umatilla 97882

ZIP code · OR · Oregon > Umatilla County > Umatilla

BUYER'S MARKET

\$335K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

47

SALES (12 MO)

\$270K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 30 / 100



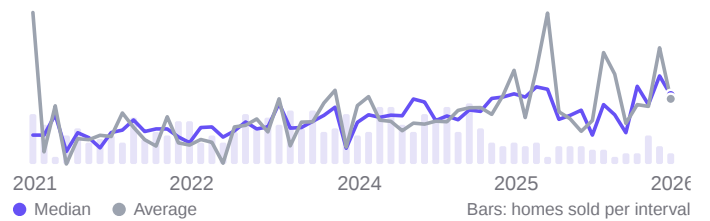
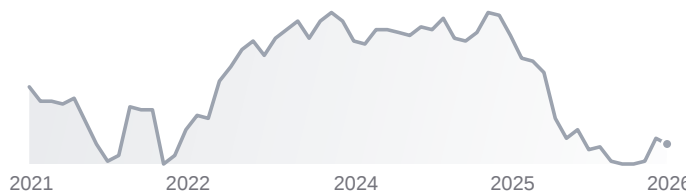
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

30 / 100

Sale prices

Median \$329K · Average \$321K

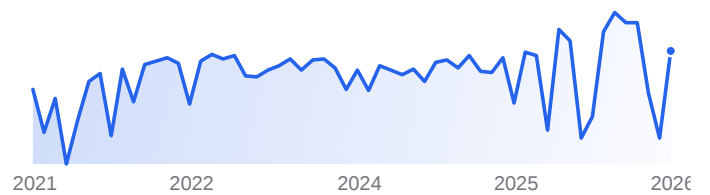
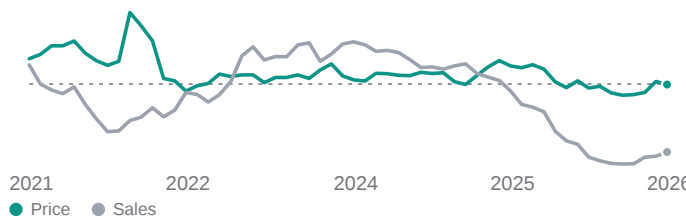


Growth (year over year)

Price -0.5% · Sales -56.9%

Price per square foot

\$222/ft²

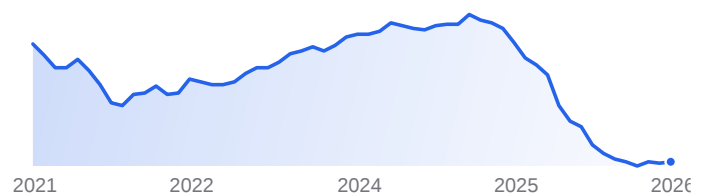


Sale premium vs estimated value

+1.2%

Annual turnover (share of homes sold)

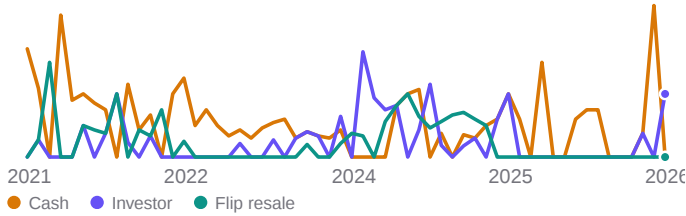
1.8%



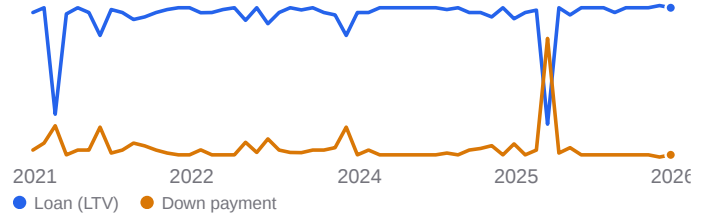
BUYERS & OUTCOMES

Buyer mix

Cash 0% · Investor 33% · Flip resale 0%

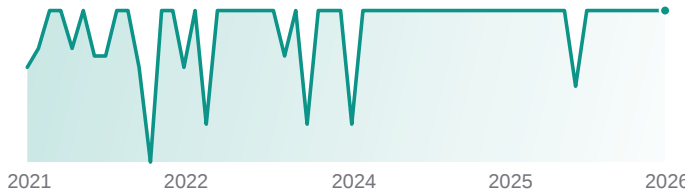


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



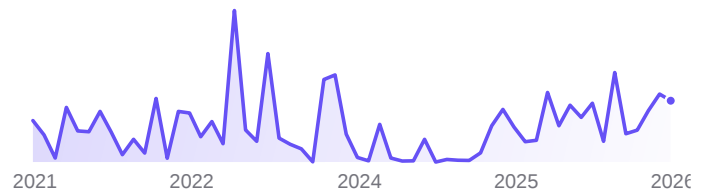
Sellers who sold at a gain

100%



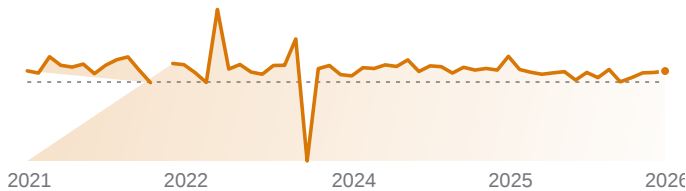
Typical hold before selling

7.2 yrs



Median annualized return at resale

+7.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,648
Median value (AVM)	\$270K
Median size	1,336 ft²
Median bedrooms	3
Median year built	1993
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.1%
Owner occupied	67%
Company owned	10%
Median loan-to-value	50%
Typical ownership tenure	5.8 yrs

COMMUNITY

Population	5,827
Density	232 / mi²
Median household income	\$61K
Average household income	\$89K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	93
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	10.1%
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.