

Union 97883

ZIP code · OR · Oregon > Union County > Union

BALANCED MARKET

\$165K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

45

SALES (12 MO)

\$316K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



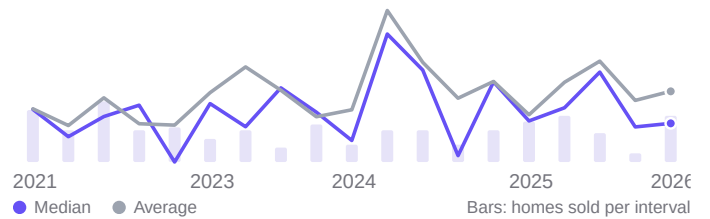
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$166K · Average \$218K

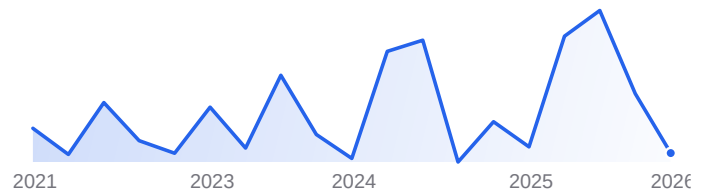
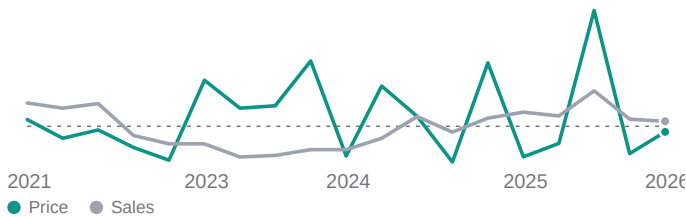


Growth (year over year)

Price -7.7% · Sales +7.1%

Price per square foot

\$111/ft²

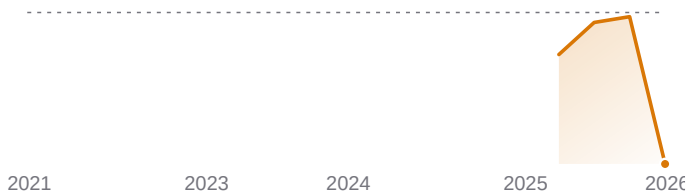


Sale premium vs estimated value

-61.5%

Annual turnover (share of homes sold)

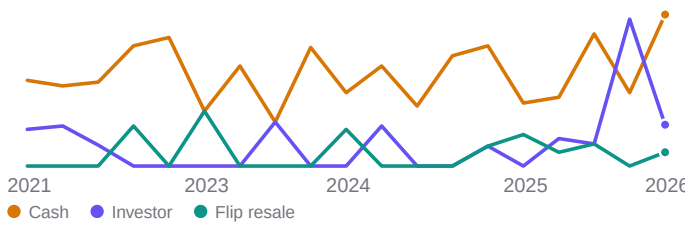
4.0%



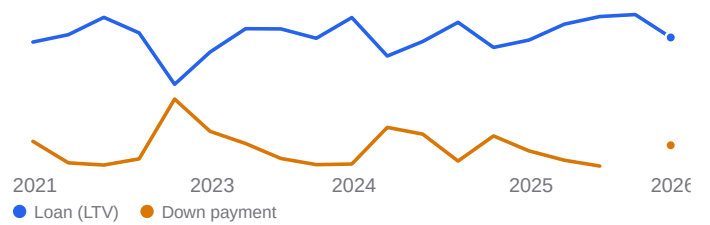
BUYERS & OUTCOMES

Buyer mix

Cash 69% · Investor 19% · Flip resale 6.2%

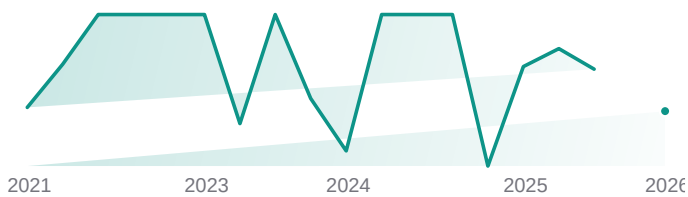


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



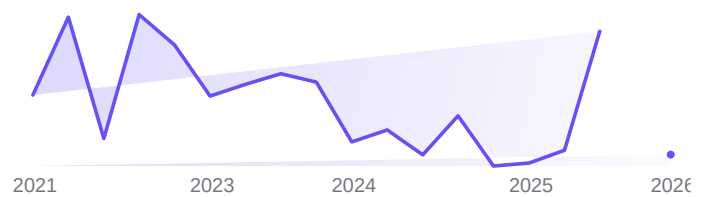
Sellers who sold at a gain

82%



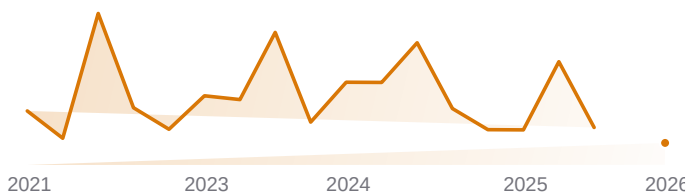
Typical hold before selling

3.7 yrs



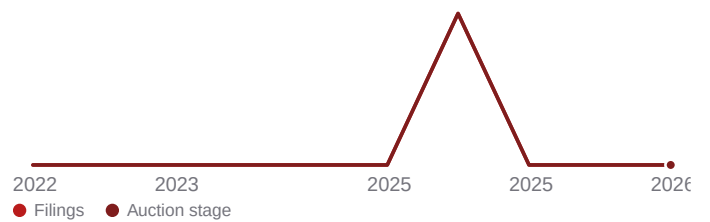
Median annualized return at resale

+2.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,115
Median value (AVM)	\$316K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1973
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	58%
Company owned	14%
Median loan-to-value	34%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	2,798
Density	12 / mi²
Median household income	\$64K
Average household income	\$76K
Crime index (US avg 100)	90
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	75
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	17.5%
Unemployment	1.6%
Average temp	40°F
Annual precip	47 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.