

Weston 97886

ZIP code · OR · Oregon · Umatilla County · Weston

BALANCED MARKET

\$145K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$228K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

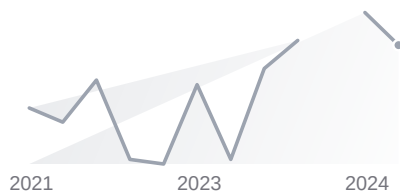
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

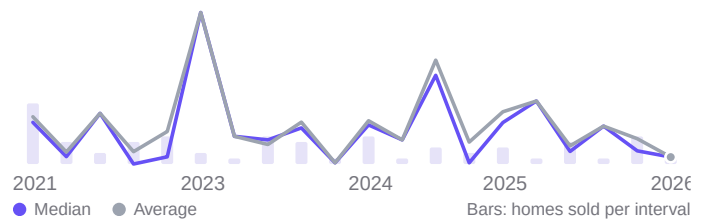
53 / 100

Sale prices

Median \$95K · Average \$95K



2021 2023 2024 2025 2026



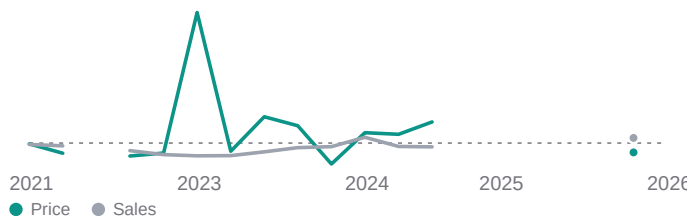
2021 2023 2024 2025 2026

Growth (year over year)

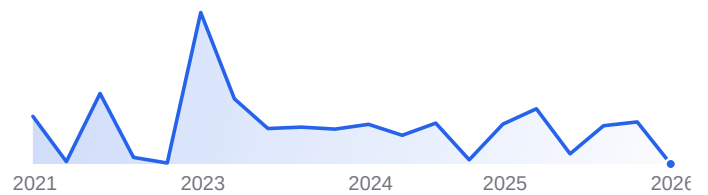
Price -40.3% · Sales +22.2%

Price per square foot

\$51/ft²



2021 2023 2024 2025 2026



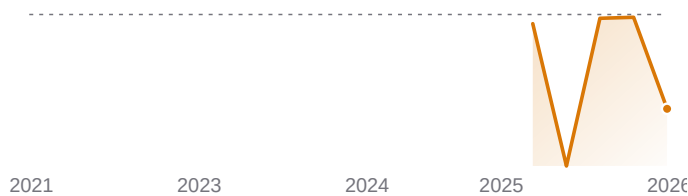
2021 2023 2024 2025 2026

Sale premium vs estimated value

-20.2%

Annual turnover (share of homes sold)

1.3%



2021 2023 2024 2025 2026

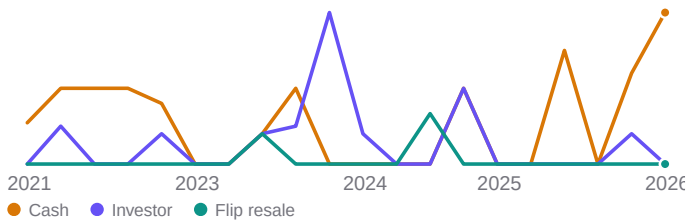


2021 2023 2024 2025 2026

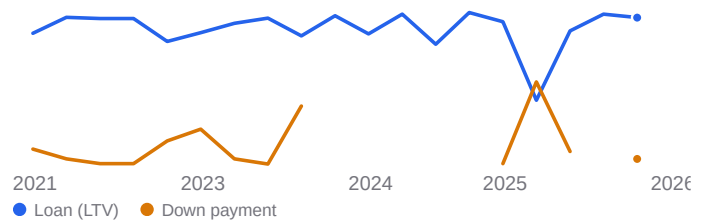
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

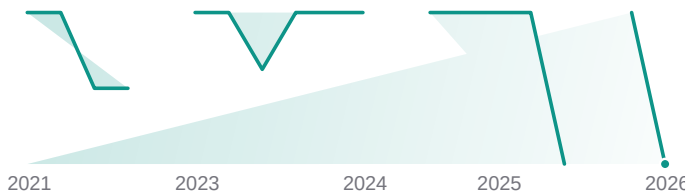


Financing (share of purchase price) Loan (LTV) 99% · Down payment 5.0%



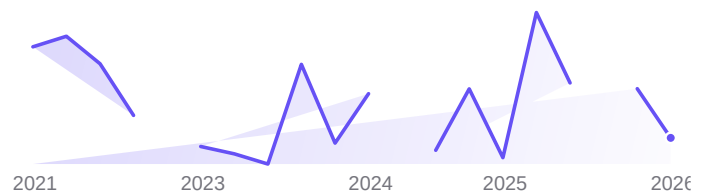
Sellers who sold at a gain

0%



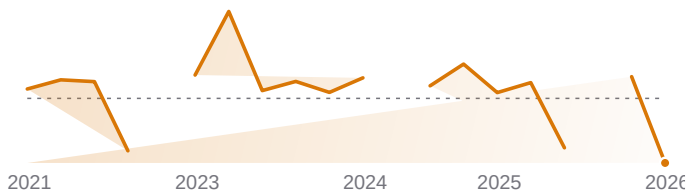
Typical hold before selling

3.0 yrs



Median annualized return at resale

-30.3%



HOUSING STOCK

Homes	959
Median value (AVM)	\$228K
Median size	1,280 ft²
Median bedrooms	3
Median year built	1978
Single family	61%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	1.5%
Owner occupied	32%
Company owned	13%
Median loan-to-value	13%
Typical ownership tenure	7.2 yrs

COMMUNITY

Population	1,371
Density	7 / mi²
Median household income	\$61K
Average household income	\$81K
Crime index (US avg 100)	138
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	94
Homes occupied	72%
Bachelor's or higher	7%
Poverty rate	12.5%
Unemployment	1.2%
Average temp	46°F
Annual precip	33 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.