

Vale 97918

ZIP code · OR · Oregon > Malheur County > Vale

BUYER'S MARKET

\$244K

MEDIAN SALE PRICE

-15.7%

1-YR CHANGE

44

SALES (12 MO)

\$300K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



MARKET TRENDS (5 YEARS)

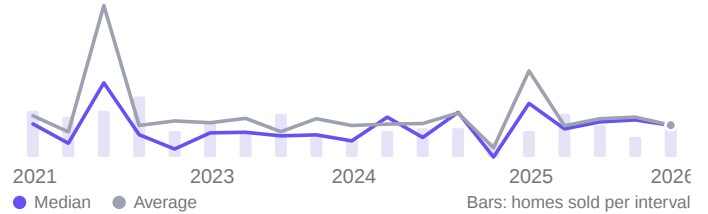
Market temperature (0–100)

39 / 100



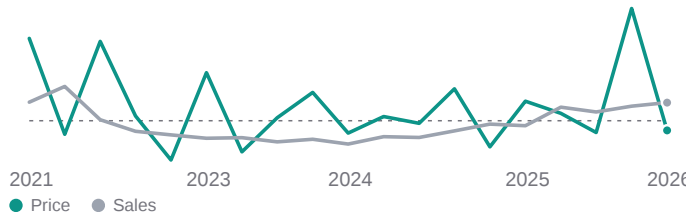
Sale prices

Median \$235K · Average \$236K



Growth (year over year)

Price -15.7% · Sales +29.4%



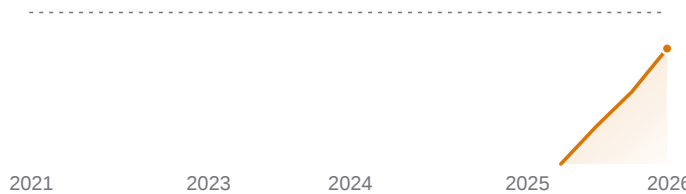
Price per square foot

\$185/ft²



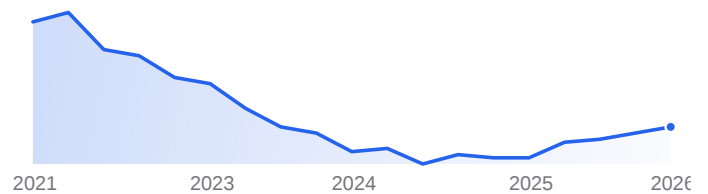
Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

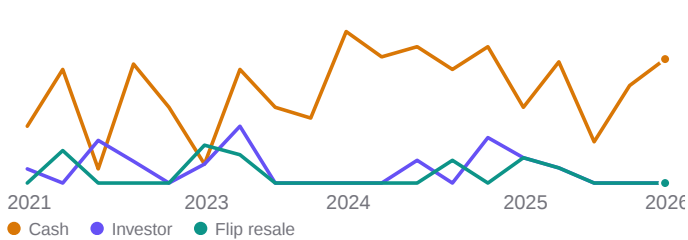
2.2%



BUYERS & OUTCOMES

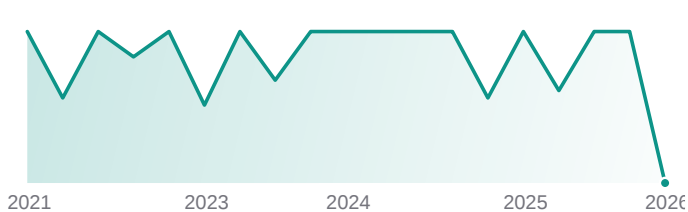
Buyer mix

Cash 55% · Investor 0% · Flip resale 0%



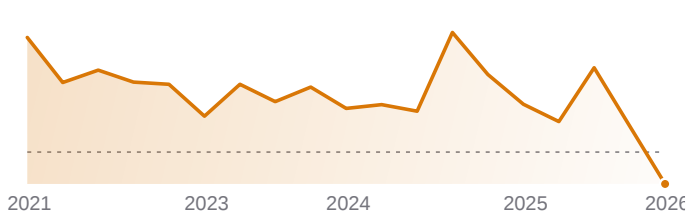
Sellers who sold at a gain

43%

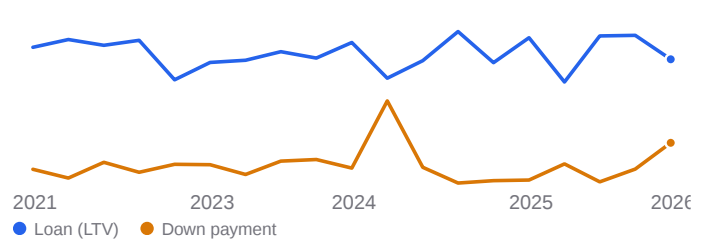


Median annualized return at resale

-4.6%

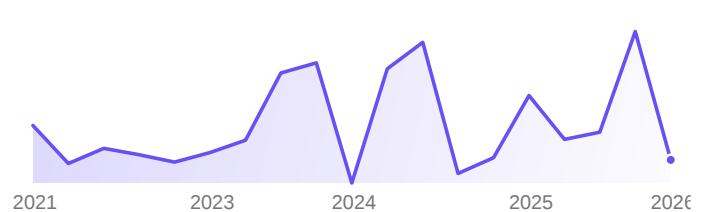


Financing (share of purchase price) Loan (LTV) 82% · Down payment 28%



Typical hold before selling

3.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,992
Median value (AVM)	\$300K
Median size	1,344 ft²
Median bedrooms	3
Median year built	1977
Single family	56%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	68%
Underwater (LTV 125% or more)	2.3%
Owner occupied	64%
Company owned	20%
Median loan-to-value	30%
Typical ownership tenure	16.6 yrs

COMMUNITY

Population	4,863
Density	11 / mi²
Median household income	\$60K
Average household income	\$74K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	67
Homes occupied	92%
Bachelor's or higher	13%
Poverty rate	11.1%
Unemployment	1.2%
Average temp	48°F
Annual precip	12 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.