

Glide

Community · OR · Oregon > Douglas County

BUYER'S MARKET

\$412K

MEDIAN SALE PRICE

-12.4%

1-YR CHANGE

18

SALES (12 MO)

\$367K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 27 / 100



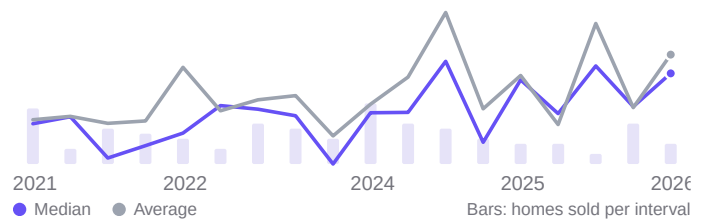
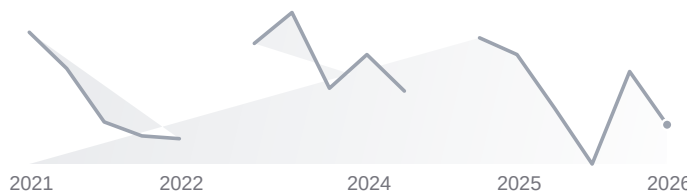
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

27 / 100

Sale prices

Median \$453K · Average \$510K

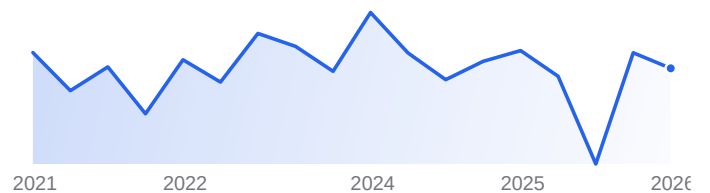
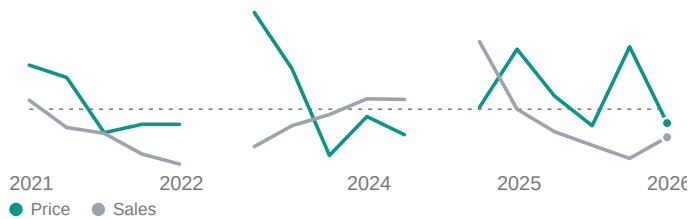


Growth (year over year)

Price -12.4% · Sales -25.0%

Price per square foot

\$188/ft²

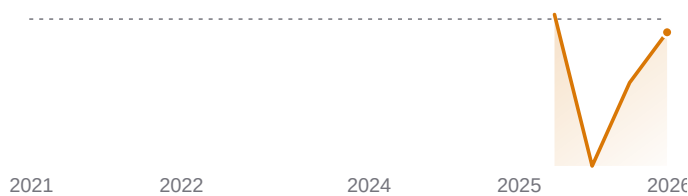


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

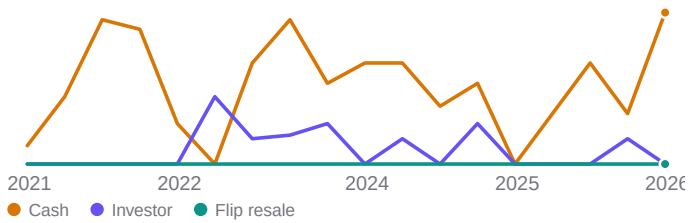
2.1%



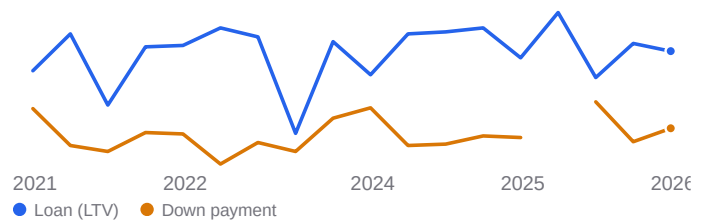
BUYERS & OUTCOMES

Buyer mix

Cash 75% · Investor 0% · Flip resale 0%

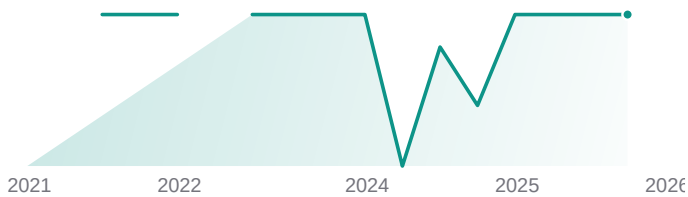


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



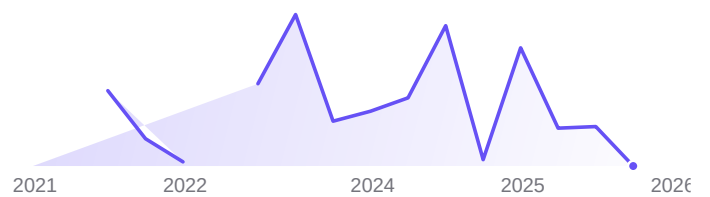
Sellers who sold at a gain

100%



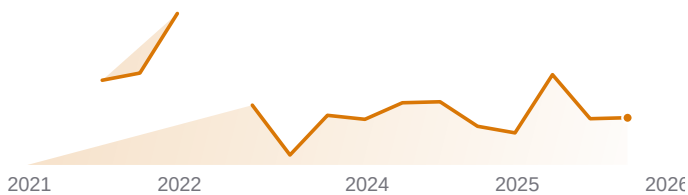
Typical hold before selling

2.6 yrs



Median annualized return at resale

+4.6%



HOUSING STOCK

Homes	838
Median value (AVM)	\$367K
Median size	1,556 ft²
Median bedrooms	3
Median year built	1990
Single family	45%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	1.9%
Owner occupied	68%
Company owned	19%
Median loan-to-value	35%
Typical ownership tenure	11.7 yrs

COMMUNITY

Population	1,863
Density	185 / mi²
Median household income	\$76K
Average household income	\$91K
Crime index (US avg 100)	70
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	145
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	28.3%
Unemployment	0.8%
Average temp	52°F
Annual precip	51 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.