

Sprague River

Community · OR · Oregon > Klamath County

SELLER'S MARKET

\$202K

MEDIAN SALE PRICE

+15.1%

1-YR CHANGE

13

SALES (12 MO)

\$179K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

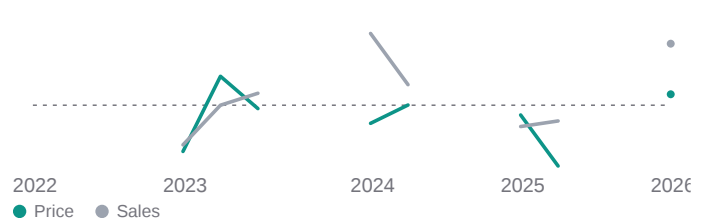
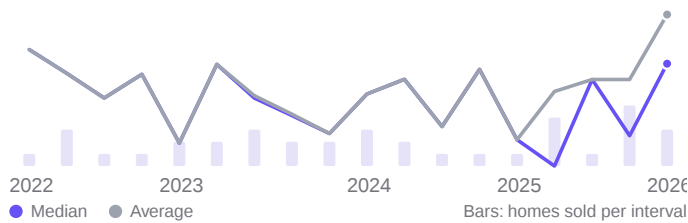
MARKET TRENDS (5 YEARS)

Sale prices

Median \$268K · Average \$380K

Growth (year over year)

Price +15.1% · Sales +85.7%

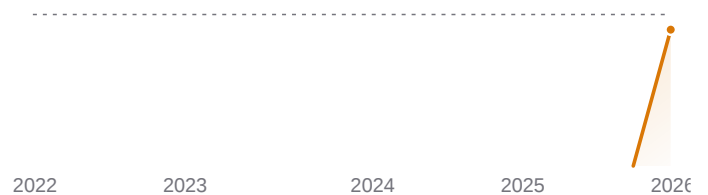


Price per square foot

\$349/ft²

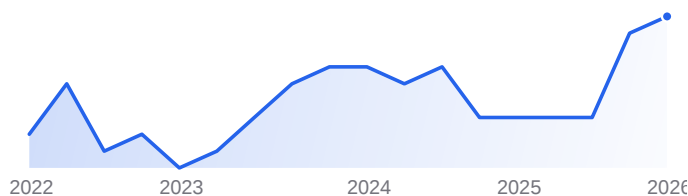
Sale premium vs estimated value

-6.0%



Annual turnover (share of homes sold)

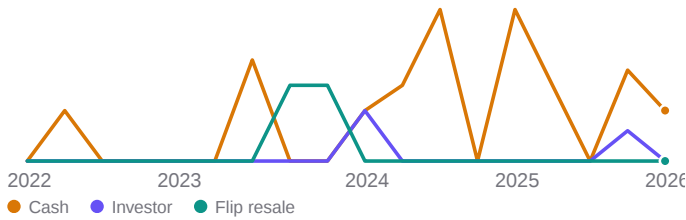
4.7%



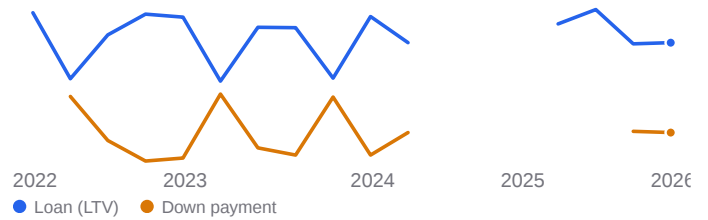
BUYERS & OUTCOMES

Buyer mix

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

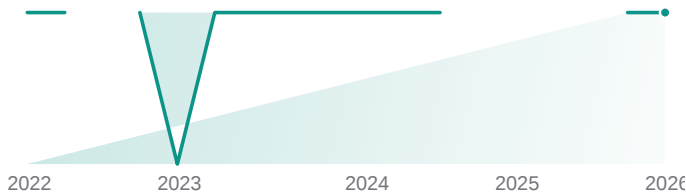


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



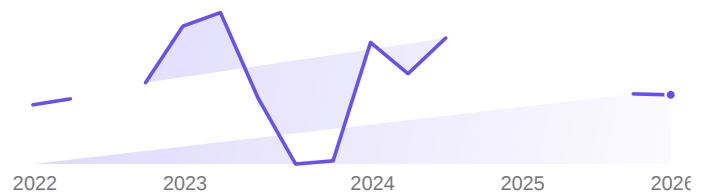
Sellers who sold at a gain

100%



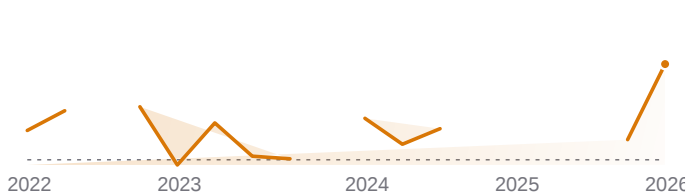
Typical hold before selling

5.5 yrs



Median annualized return at resale

+41.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	275
Median value (AVM)	\$179K
Median size	1,152 ft²
Median bedrooms	2
Median year built	1985
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	3.7%
Owner occupied	42%
Company owned	14%
Median loan-to-value	0%
Typical ownership tenure	6.4 yrs

COMMUNITY

Population	2
Density	5 / mi²
Median household income	\$54K
Average household income	\$103K
Crime index (US avg 100)	143
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	149
Homes occupied	78%
Bachelor's or higher	10%
Poverty rate	12.7%
Unemployment	1.0%
Average temp	45°F
Annual precip	17 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.