

# Days Creek

Community · OR · Oregon > Douglas County

**\$375K**

MEDIAN SALE PRICE

**7**

SALES (12 MO)

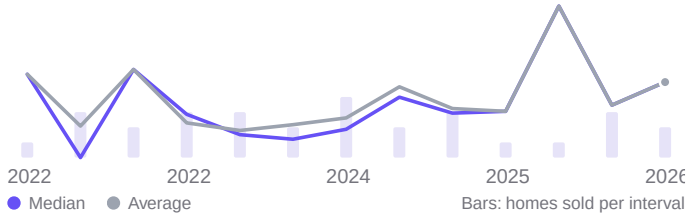
**\$292K**

MEDIAN VALUE (AVM)

## MARKET TRENDS (5 YEARS)

Sale prices

Median \$375K · Average \$375K



Growth (year over year)

Price -15.3% · Sales -50.0%



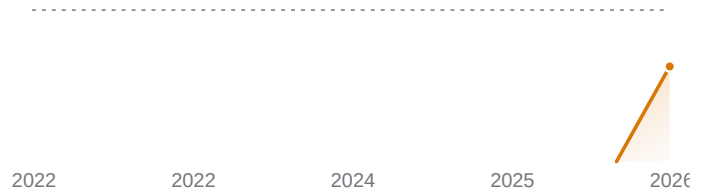
Price per square foot

\$228/ft²



Sale premium vs estimated value

-0.6%



Annual turnover (share of homes sold)

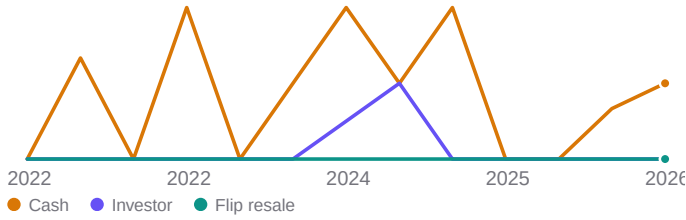
3.3%



## BUYERS & OUTCOMES

### Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



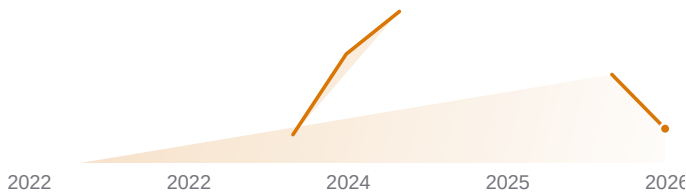
### Sellers who sold at a gain

100%

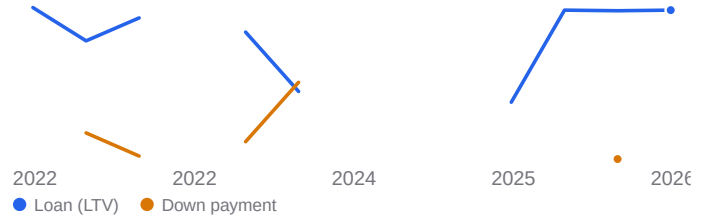


### Median annualized return at resale

+6.7%

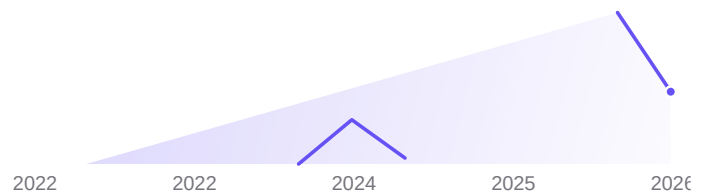


Financing (share of purchase price) Loan (LTV) 100% · Down payment 3.0%



### Typical hold before selling

6.6 yrs



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 212       |
| Median value (AVM) | \$292K    |
| Median size        | 1,386 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1977      |
| Single family      | 16%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 84%      |
| Underwater (LTV 125% or more) | 2.0%     |
| Owner occupied                | 64%      |
| Company owned                 | 23%      |
| Median loan-to-value          | 0%       |
| Typical ownership tenure      | 10.6 yrs |

## COMMUNITY

|                                  |                       |
|----------------------------------|-----------------------|
| Population                       | 277                   |
| Density                          | 118 / mi <sup>2</sup> |
| Median household income          | \$61K                 |
| Average household income         | \$80K                 |
| Crime index (US avg 100)         | 132                   |
| Air pollution index (US avg 100) | 115                   |
| Earthquake index (US avg 100)    | 132                   |
| Homes occupied                   | 90%                   |
| Bachelor's or higher             | 15%                   |
| Poverty rate                     | 17.0%                 |
| Unemployment                     | 0.8%                  |
| Average temp                     | 53°F                  |
| Annual precip                    | 35 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.