

Selma

Community · OR · Oregon > Josephine County

BUYER'S MARKET

\$278K

MEDIAN SALE PRICE

-25.5%

1-YR CHANGE

27

SALES (12 MO)

\$387K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



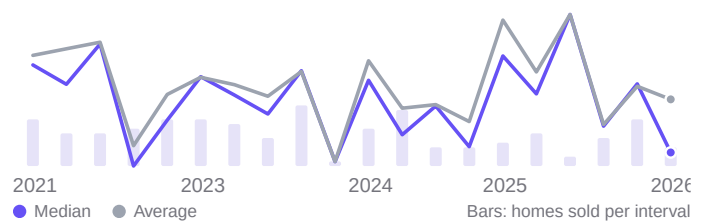
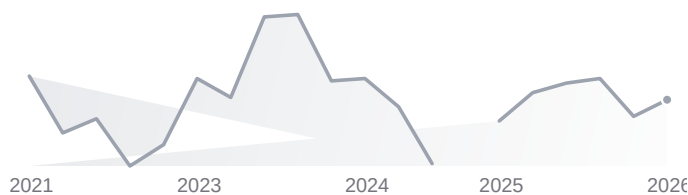
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$100K · Average \$254K

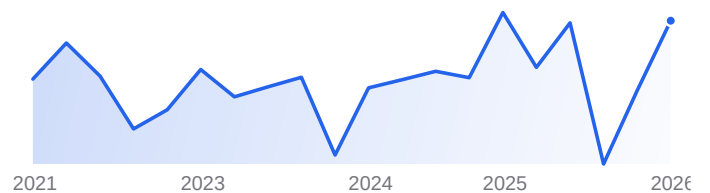
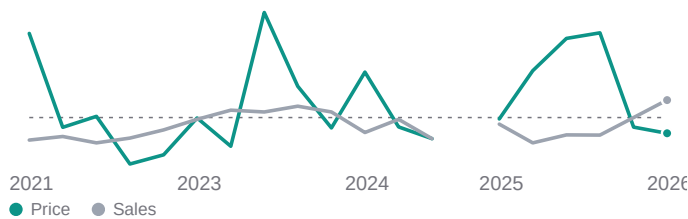


Growth (year over year)

Price -25.5% · Sales +28.6%

Price per square foot

\$310/ft²

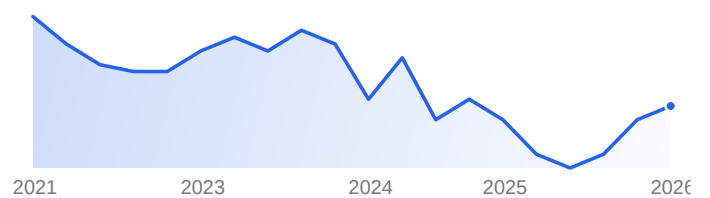


Sale premium vs estimated value

-82.9%

Annual turnover (share of homes sold)

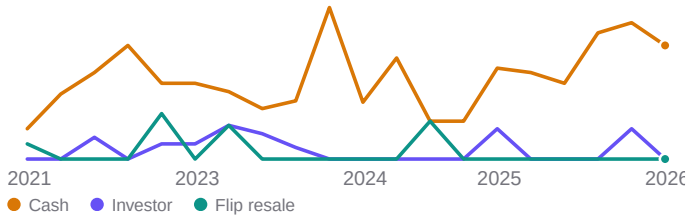
2.3%



BUYERS & OUTCOMES

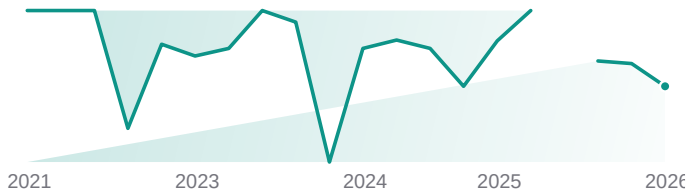
Buyer mix

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



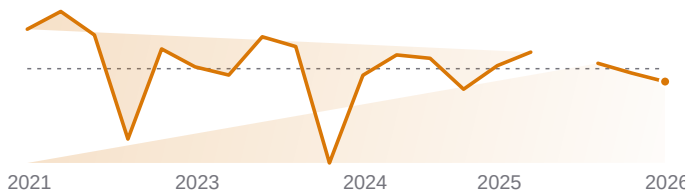
Sellers who sold at a gain

50%

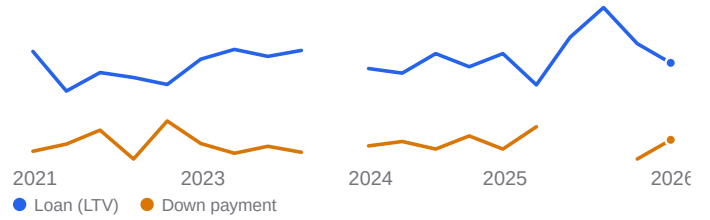


Median annualized return at resale

-3.9%

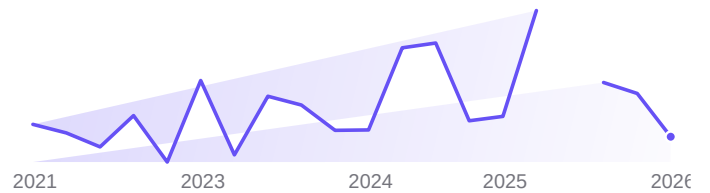


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



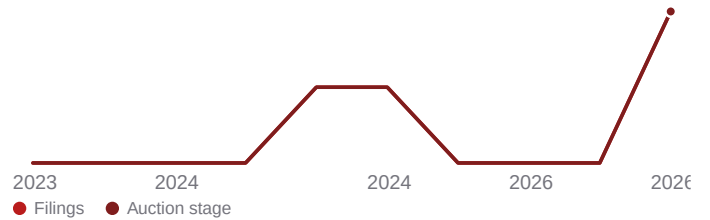
Typical hold before selling

3.3 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	1,157
Median value (AVM)	\$387K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1980
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.4%
Owner occupied	52%
Company owned	24%
Median loan-to-value	19%
Typical ownership tenure	11.9 yrs

COMMUNITY

Population	649
Density	101 / mi²
Median household income	\$49K
Average household income	\$58K
Crime index (US avg 100)	144
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	223
Homes occupied	81%
Bachelor's or higher	9%
Poverty rate	12.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	62 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.