

Douglas County, OR

County · OR · Oregon

BALANCED MARKET

\$348K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

1,250

SALES (12 MO)

\$336K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



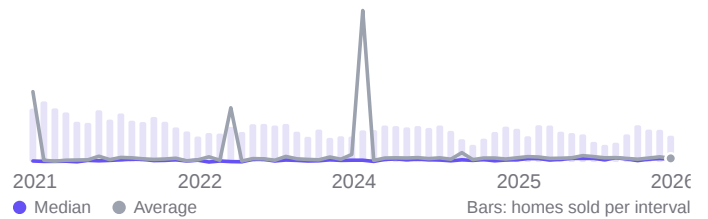
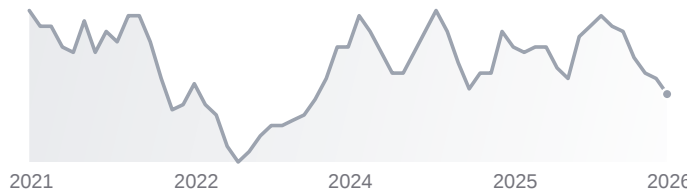
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$345K · Average \$362K

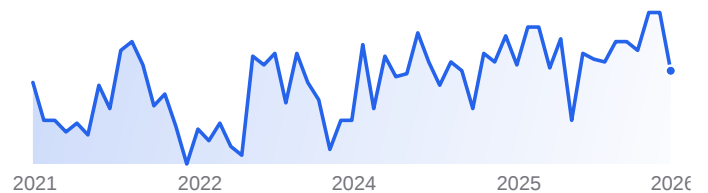
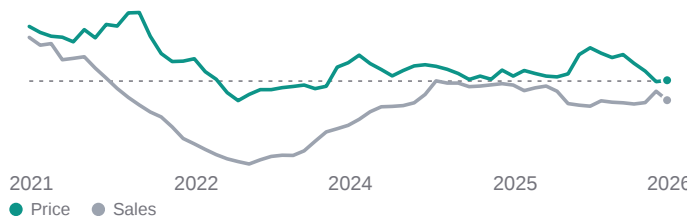


Growth (year over year)

Price +0.3% · Sales -7.4%

Price per square foot

\$227/ft²

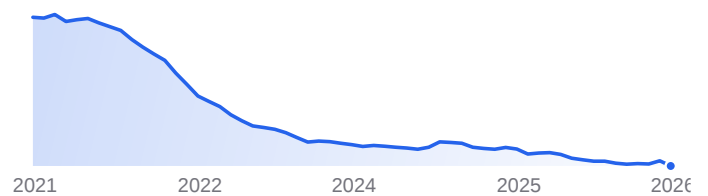
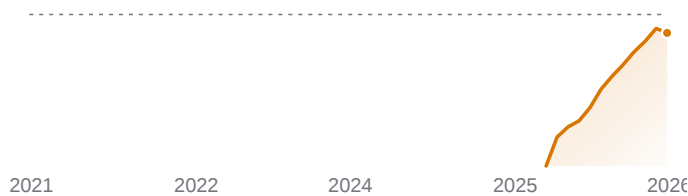


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

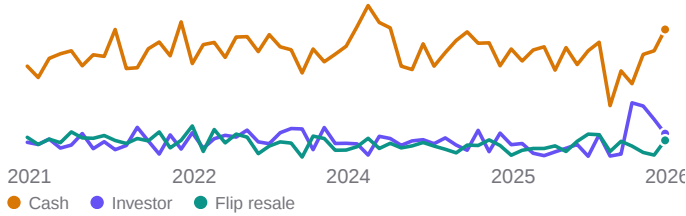
3.4%



BUYERS & OUTCOMES

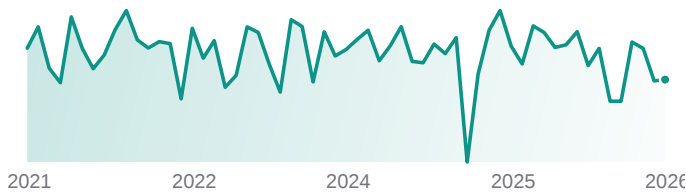
Buyer mix

Cash 40% · Investor 8.2% · Flip resale 6.1%



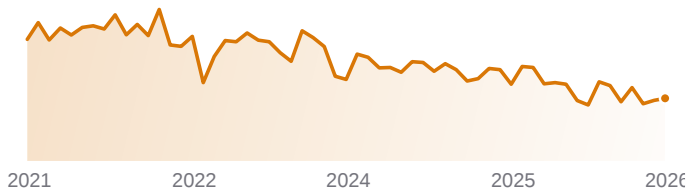
Sellers who sold at a gain

88%

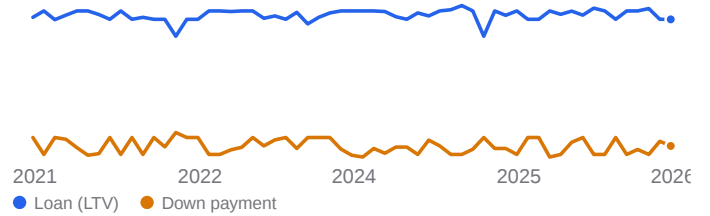


Median annualized return at resale

+4.9%

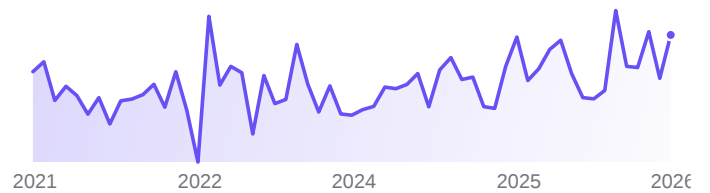


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

7.3 yrs



Preforeclosure filings

Filings 7 · Auction stage 7



HOUSING STOCK

Homes	37,099
Median value (AVM)	\$336K
Median size	1,442 ft²
Median bedrooms	3
Median year built	1976
Single family	65%
Condos	0.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	18%
Median loan-to-value	36%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	113,088
Density	23 / mi²
Median household income	\$59K
Average household income	\$77K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	184
Homes occupied	93%
Bachelor's or higher	12%
Poverty rate	16.1%
Unemployment	1.1%
Average temp	53°F
Annual precip	42 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.