

Gilliam County, OR

County · OR · Oregon

BUYER'S MARKET

\$279K

MEDIAN SALE PRICE

16

SALES (12 MO)

\$181K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



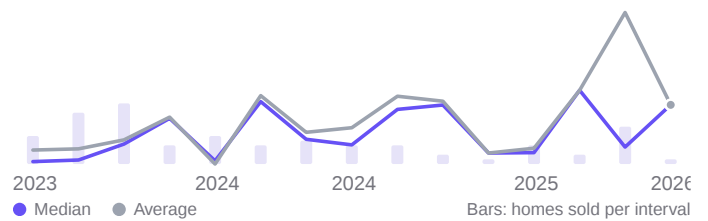
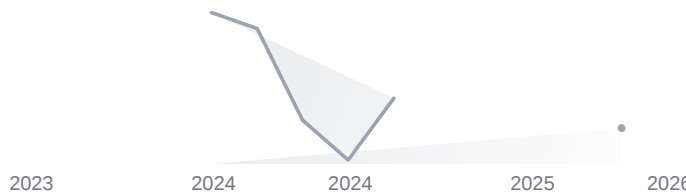
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

28 / 100

Sale prices

Median \$323K · Average \$323K

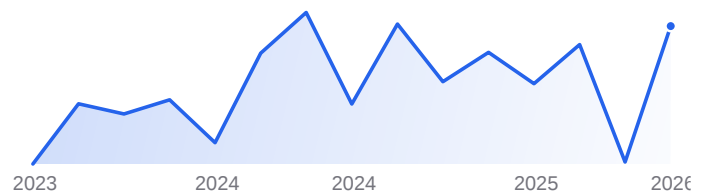
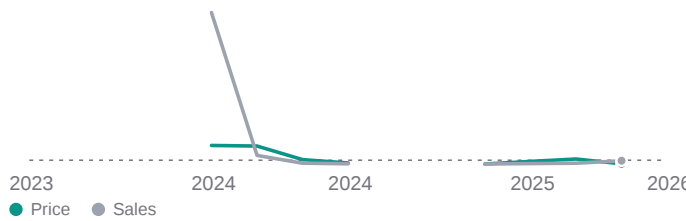


Growth (year over year)

Price -43.9% · Sales -6.3%

Price per square foot

\$171/ft²

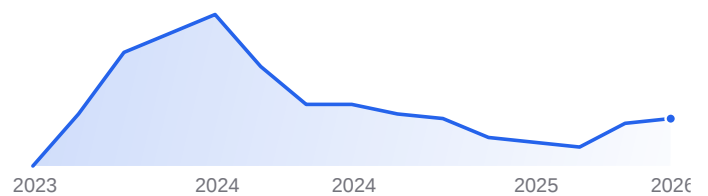


Sale premium vs estimated value

-25.9%

Annual turnover (share of homes sold)

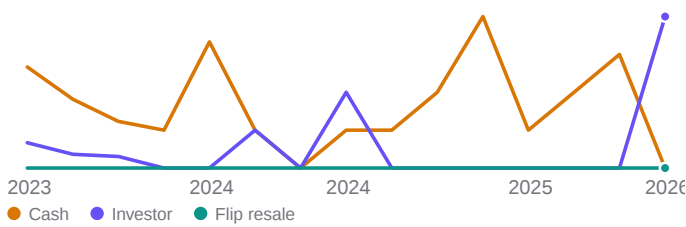
1.7%



BUYERS & OUTCOMES

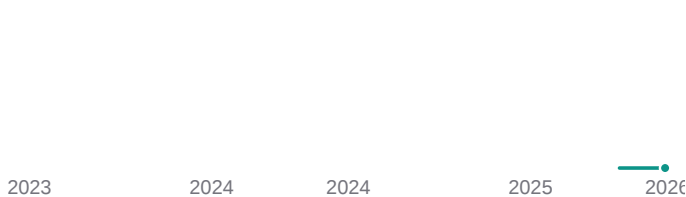
Buyer mix

Cash 0% · Investor 100% · Flip resale 0%



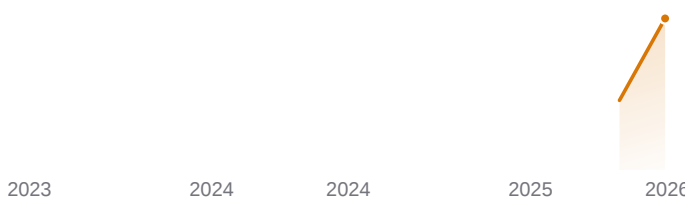
Sellers who sold at a gain

100%

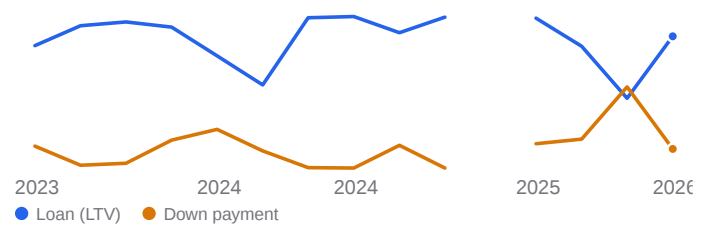


Median annualized return at resale

+9.0%

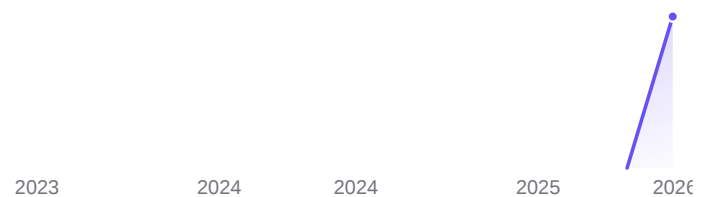


Financing (share of purchase price) Loan (LTV) 86% · Down payment 14%



Typical hold before selling

3.0 yrs



HOUSING STOCK

Homes	960
Median value (AVM)	\$181K
Median size	1,650 ft²
Median bedrooms	3
Median year built	1957
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	8.9%
Owner occupied	22%
Company owned	21%
Median loan-to-value	35%
Typical ownership tenure	4.2 yrs

COMMUNITY

Population	1,978
Density	2 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	80
Homes occupied	80%
Bachelor's or higher	18%
Poverty rate	12.2%
Unemployment	1.4%
Average temp	49°F
Annual precip	12 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.