

Deschutes River Woods

Neighborhood · OR · Oregon > Deschutes County > Deschutes River Woods

BALANCED MARKET

\$528K

MEDIAN SALE PRICE

-14.6%

1-YR CHANGE

92

SALES (12 MO)

\$679K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



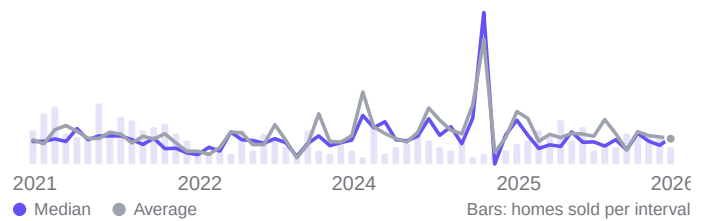
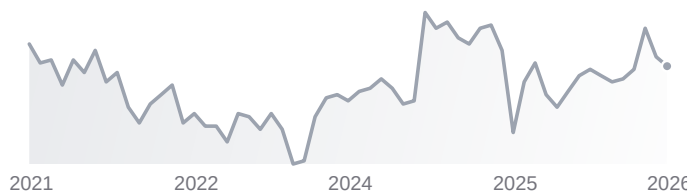
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$580K · Average \$563K

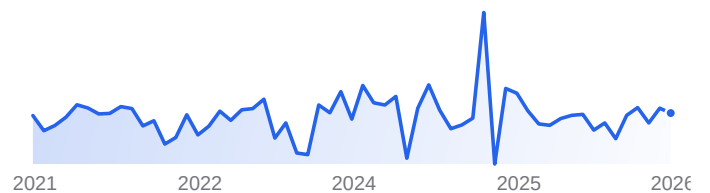
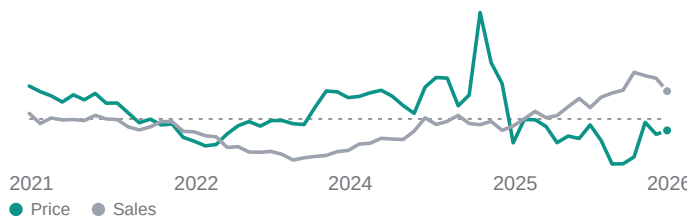


Growth (year over year)

Price -14.6% · Sales +35.3%

Price per square foot

\$362/ft²

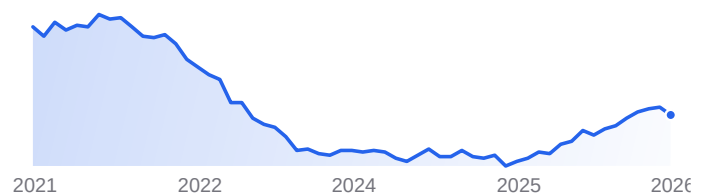


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

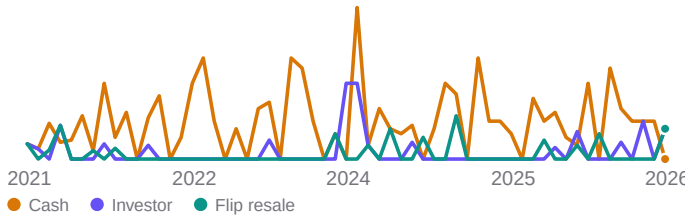
4.2%



BUYERS & OUTCOMES

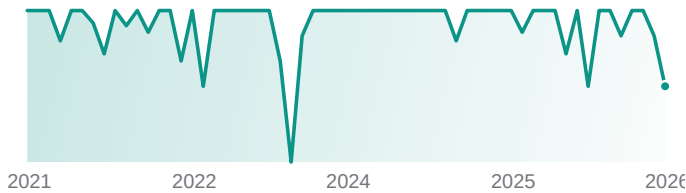
Buyer mix

Cash 0% · Investor 20% · Flip resale 20%



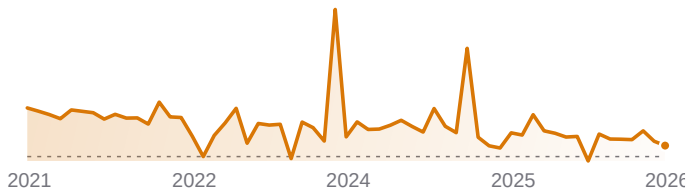
Sellers who sold at a gain

50%

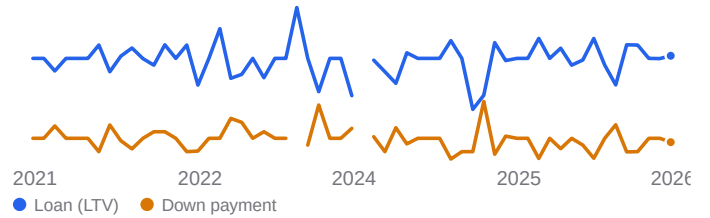


Median annualized return at resale

+3.6%

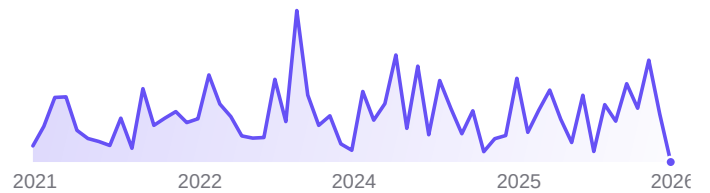


Financing (share of purchase price) Loan (LTV) 82% · Down payment 17%



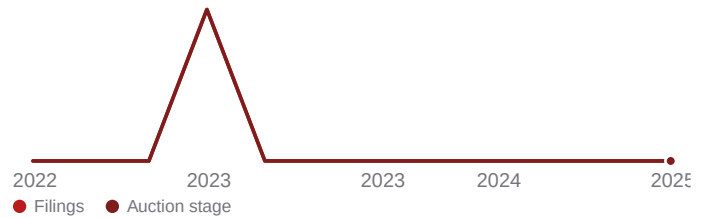
Typical hold before selling

1.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,194
Median value (AVM)	\$679K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1993
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.7%
Owner occupied	80%
Company owned	21%
Median loan-to-value	40%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	3,923
Density	641 / mi²
Median household income	\$75K
Average household income	\$95K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	81
Homes occupied	94%
Bachelor's or higher	16%
Poverty rate	9.7%
Unemployment	1.5%
Average temp	45°F
Annual precip	17 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.