

Rufus

City · OR · Oregon > Sherman County

BALANCED MARKET

\$312K

MEDIAN SALE PRICE

1

SALES (12 MO)

\$214K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 59 / 100



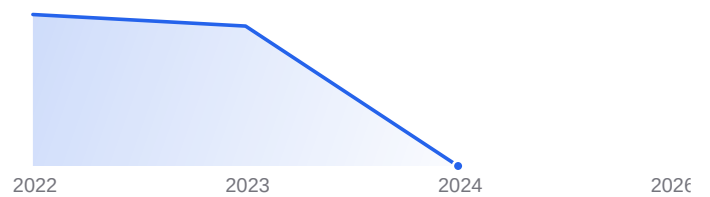
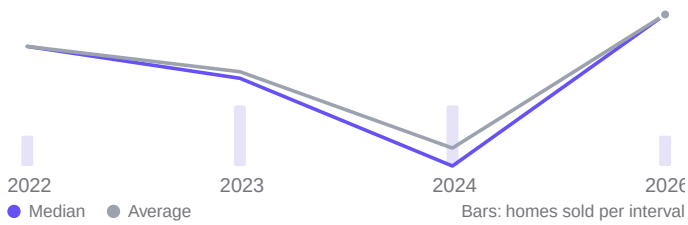
MARKET TRENDS (5 YEARS)

Sale prices

Median \$312K · Average \$312K

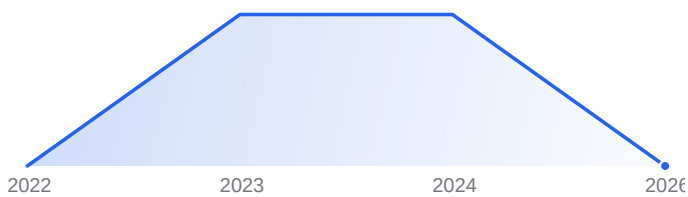
Price per square foot

\$31/ft²



Annual turnover (share of homes sold)

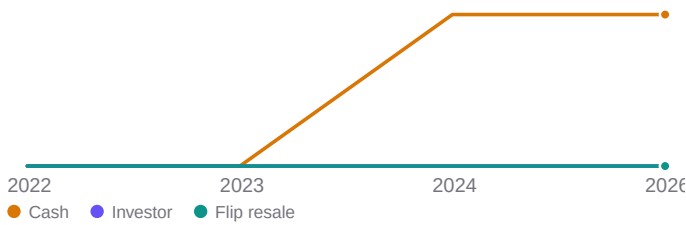
0.6%



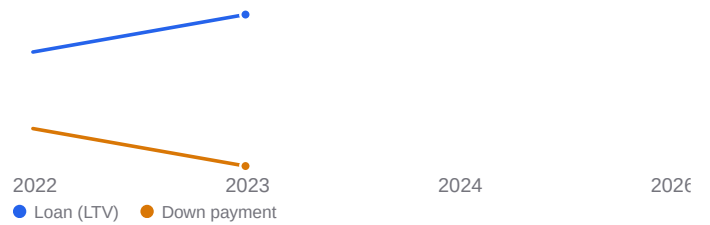
BUYERS & OUTCOMES

Buyer mix

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



Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



HOUSING STOCK

Homes	181
Median value (AVM)	\$214K
Median size	1,188 ft²
Median bedrooms	2
Median year built	1977
Single family	41%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	2.5%
Owner occupied	2.1%
Company owned	21%
Median loan-to-value	28%
Typical ownership tenure	16.0 yrs

COMMUNITY

Population	288
Density	243 / mi²
Median household income	\$59K
Average household income	\$75K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	87
Homes occupied	92%
Bachelor's or higher	6%

Poverty rate	15.3%
Unemployment	1.2%
Average temp	50°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.