

Oregon 43616

ZIP code · OH · Ohio · Lucas County > Oregon

BUYER'S MARKET

\$216K

MEDIAN SALE PRICE

-6.1%

1-YR CHANGE

262

SALES (12 MO)

\$238K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



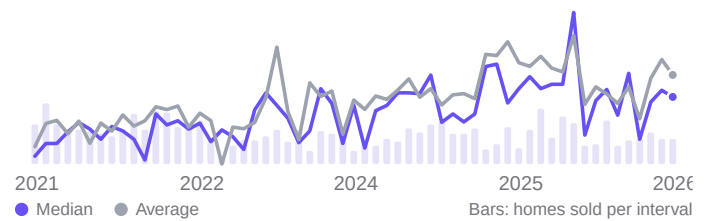
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$215K · Average \$241K

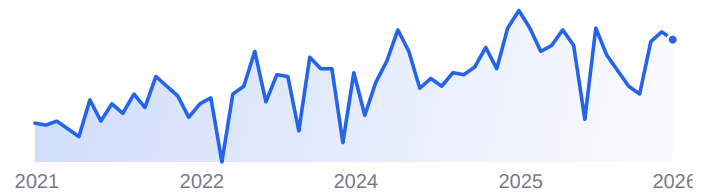
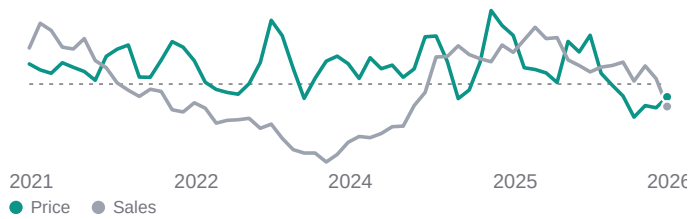


Growth (year over year)

Price -6.1% · Sales -10.6%

Price per square foot

\$157/ft²

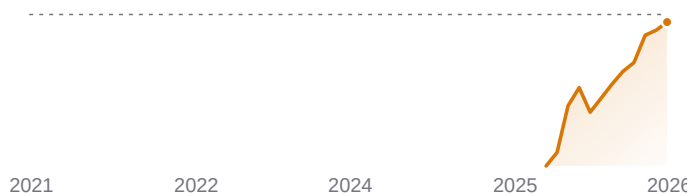


Sale premium vs estimated value

-0.4%

Annual turnover (share of homes sold)

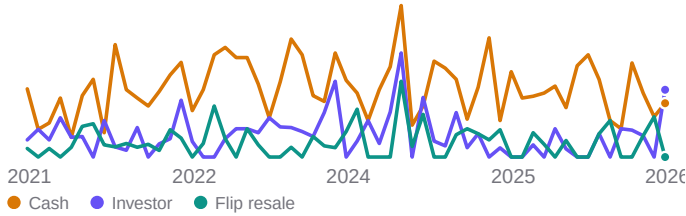
3.5%



BUYERS & OUTCOMES

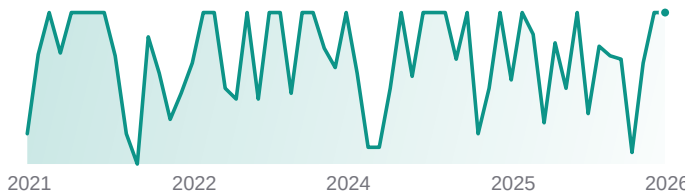
Buyer mix

Cash 21% · Investor 26% · Flip resale 0%



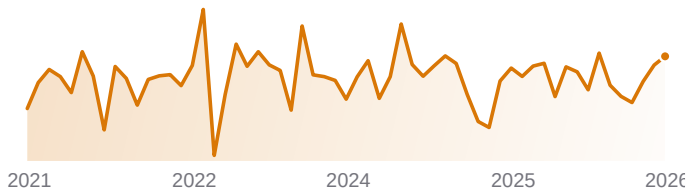
Sellers who sold at a gain

100%

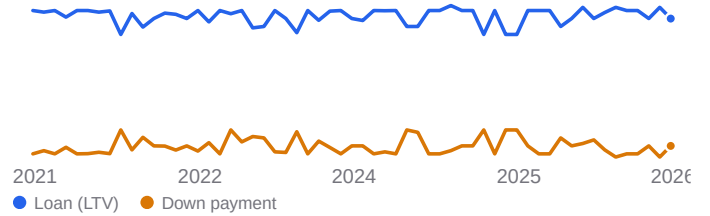


Median annualized return at resale

+7.4%

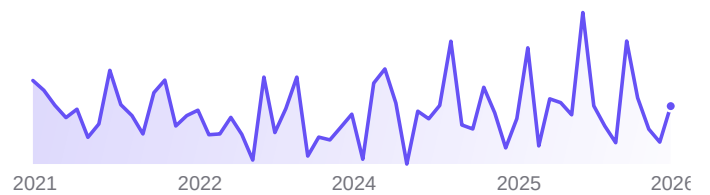


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



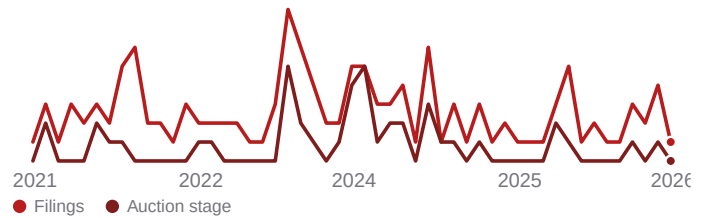
Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	7,575
Median value (AVM)	\$238K
Median size	1,567 ft²
Median bedrooms	3
Median year built	1966
Single family	95%
Condos	3.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	2.3%
Owner occupied	88%
Company owned	9.5%
Median loan-to-value	48%

Typical ownership tenure

10.0 yrs

COMMUNITY

Population	20,096
Density	475 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	60
Air pollution index (US avg 100)	132
Earthquake index (US avg 100)	41
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	7.5%
Unemployment	1.9%
Average temp	51°F
Annual precip	34 in
Sunshine	52%

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.