

Grass Valley 97029

ZIP code · OR · Oregon · Sherman County · Grass Valley

\$397K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

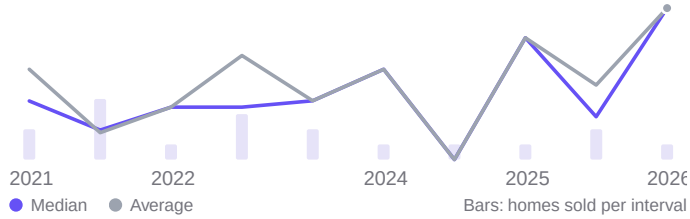
MARKET TRENDS (5 YEARS)

Sale prices

Median \$397K · Average \$397K

Growth (year over year)

Price -37.3% · Sales -60.0%

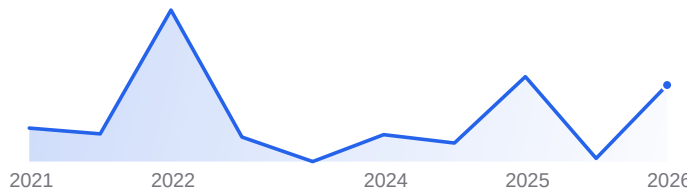


Price per square foot

\$316/ft²

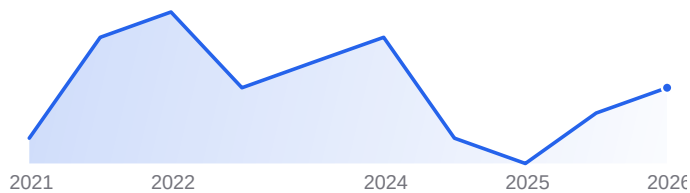
Sale premium vs estimated value

+90.3%



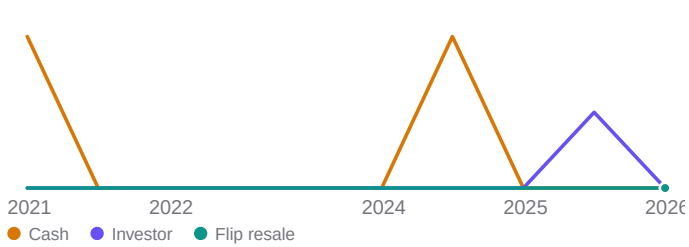
Annual turnover (share of homes sold)

2.0%

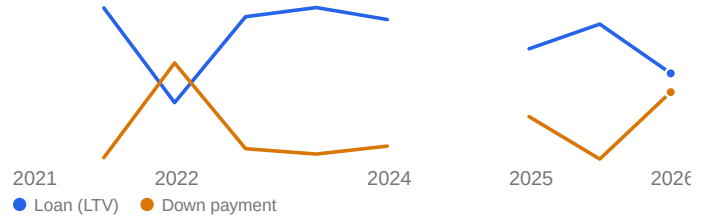


BUYERS & OUTCOMES

Buyer mix

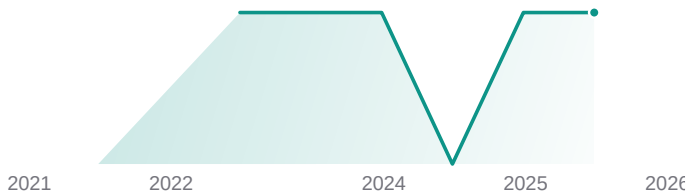


Financing (share of purchase price) Loan (LTV) 56% · Down payment 44%



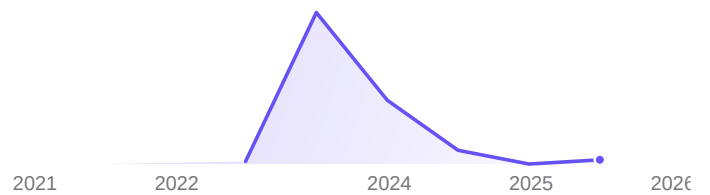
Sellers who sold at a gain

100%



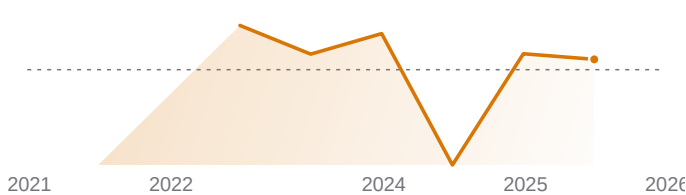
Typical hold before selling

2.5 yrs



Median annualized return at resale

+2.5%



HOUSING STOCK

Homes	202
Median value (AVM)	\$246K
Median size	1,272 ft²
Median bedrooms	3
Median year built	1967
Single family	42%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	3.7%
Owner occupied	28%
Company owned	23%
Median loan-to-value	33%
Typical ownership tenure	17.2 yrs

COMMUNITY

Population	365
Density	2 / mi²
Median household income	\$63K
Average household income	\$69K
Crime index (US avg 100)	157
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	89
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	16.1%
Unemployment	1.1%
Average temp	49°F
Annual precip	13 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.