

Azalea 97410

ZIP code · OR · Oregon · Douglas County

STRONG SELLER'S MARKET

\$169K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$349K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 92 / 100

Buyer's market

Balanced

Seller's market

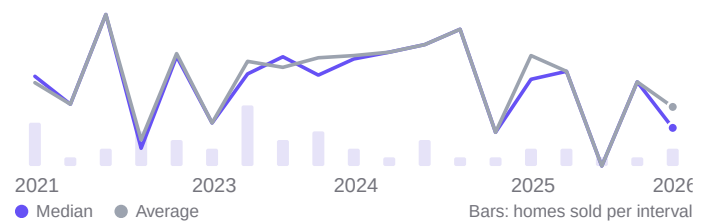
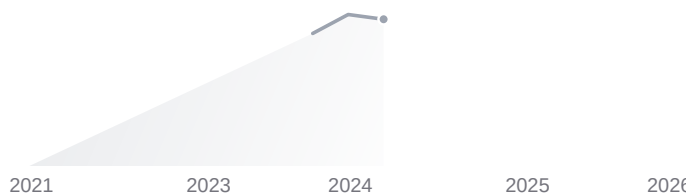
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

92 / 100

Sale prices

Median \$169K · Average \$247K

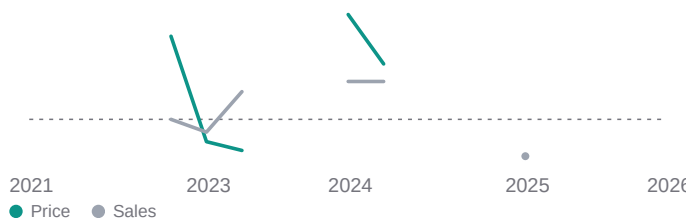


Growth (year over year)

Price -46.6% · Sales -44.4%

Price per square foot

\$120/ft²

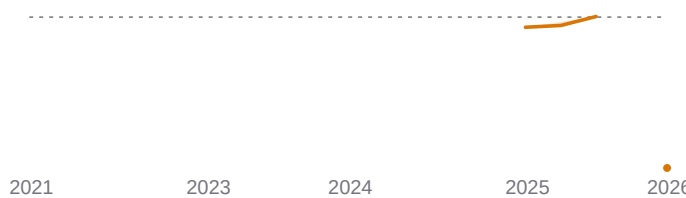


Sale premium vs estimated value

-54.8%

Annual turnover (share of homes sold)

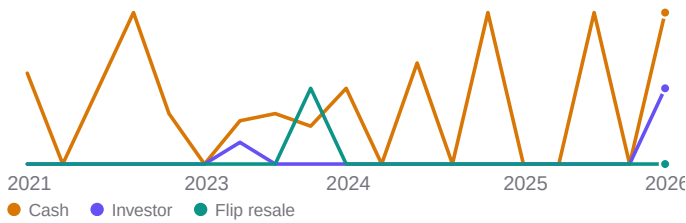
2.7%



BUYERS & OUTCOMES

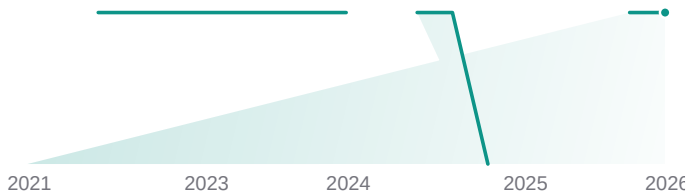
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



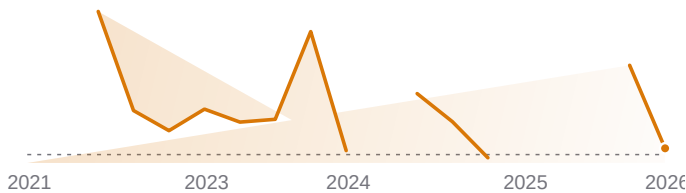
Sellers who sold at a gain

100%

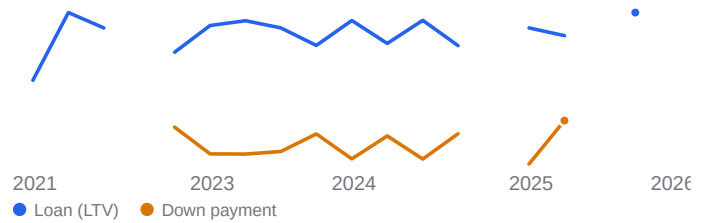


Median annualized return at resale

+1.3%

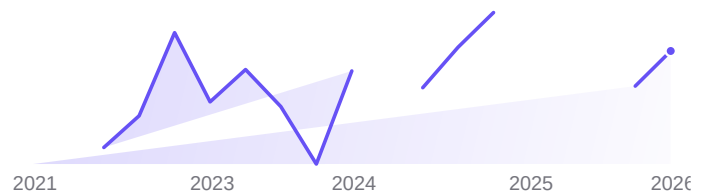


Financing (share of purchase price) Loan (LTV) 100% · Down payment 30%



Typical hold before selling

11.8 yrs



HOUSING STOCK

Homes	301
Median value (AVM)	\$349K
Median size	1,404 ft²
Median bedrooms	2
Median year built	1975
Single family	22%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	73%
Underwater (LTV 125% or more)	3.2%
Owner occupied	65%
Company owned	22%
Median loan-to-value	17%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	1,253
Density	7 / mi²
Median household income	\$57K
Average household income	\$73K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	142
Homes occupied	92%
Bachelor's or higher	16%
Poverty rate	13.8%
Unemployment	1.2%
Average temp	51°F
Annual precip	39 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.