

Blachly 97412

ZIP code · OR · Oregon > Lane County

SELLER'S MARKET

\$335K

MEDIAN SALE PRICE

+20.8%

1-YR CHANGE

8

SALES (12 MO)

\$401K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

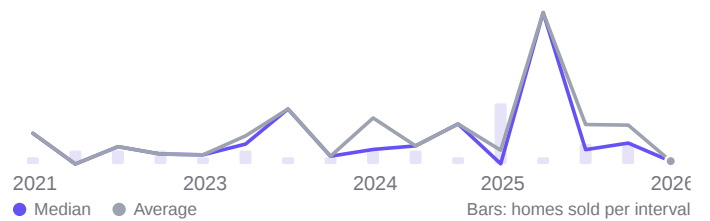
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$335K · Average \$335K



Growth (year over year)

Price +20.8% · Sales -33.3%

Price per square foot

\$268/ft²

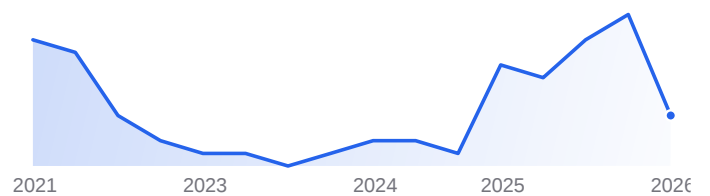


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

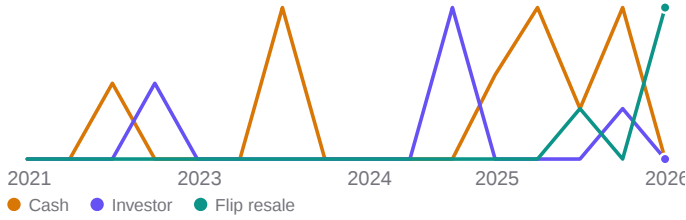
2.9%



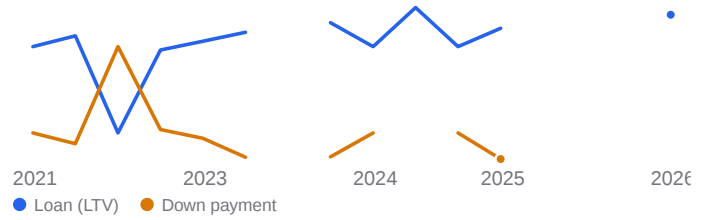
BUYERS & OUTCOMES

Buyer mix

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

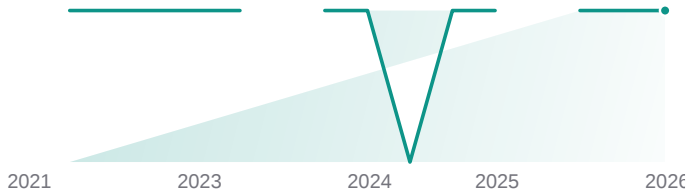


Financing (share of purchase price) Loan (LTV) 102% · Down payment 1.8%



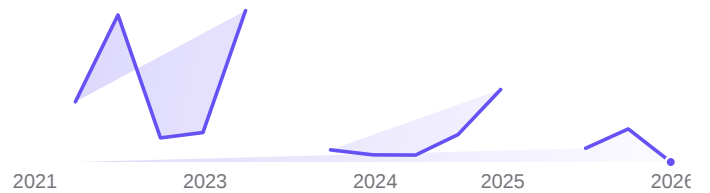
Sellers who sold at a gain

100%



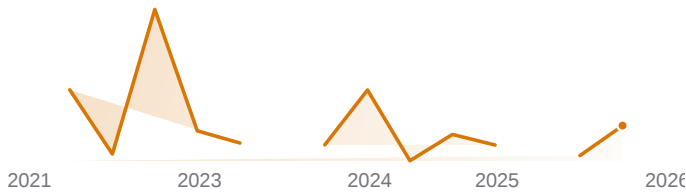
Typical hold before selling

1.0 yrs



Median annualized return at resale

+11.6%



HOUSING STOCK

Homes	274
Median value (AVM)	\$401K
Median size	1,389 ft²
Median bedrooms	3
Median year built	1963
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.6%
Owner occupied	63%
Company owned	20%
Median loan-to-value	20%
Typical ownership tenure	10.8 yrs

COMMUNITY

Population	476
Density	6 / mi ²
Median household income	\$72K
Average household income	\$96K
Crime index (US avg 100)	167
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	249
Homes occupied	75%
Bachelor's or higher	19%
Poverty rate	16.9%
Unemployment	1.1%
Average temp	52°F
Annual precip	72 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.