

Blue River 97413

ZIP code · OR · Oregon · Lane County

BALANCED MARKET

\$291K

MEDIAN SALE PRICE

-46.5%

1-YR CHANGE

28

SALES (12 MO)

\$477K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



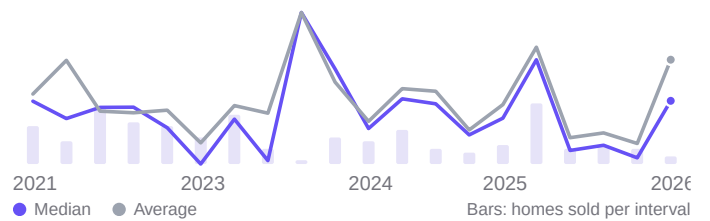
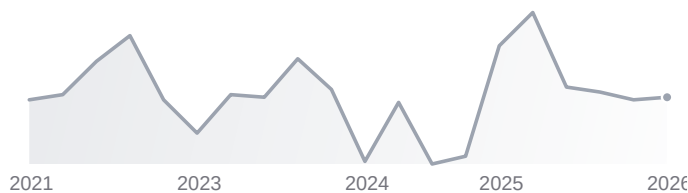
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$423K · Average \$647K

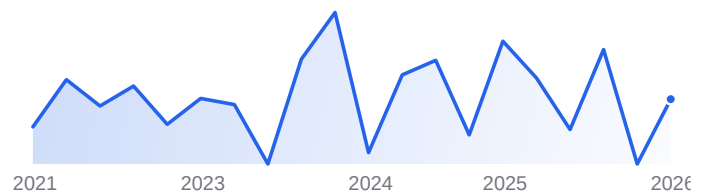
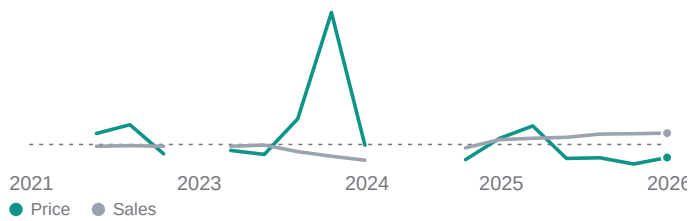


Growth (year over year)

Price -46.5% · Sales +40.0%

Price per square foot

\$307/ft²

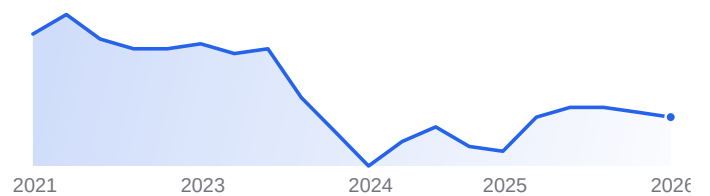
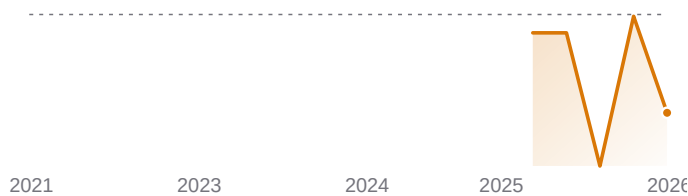


Sale premium vs estimated value

-9.4%

Annual turnover (share of homes sold)

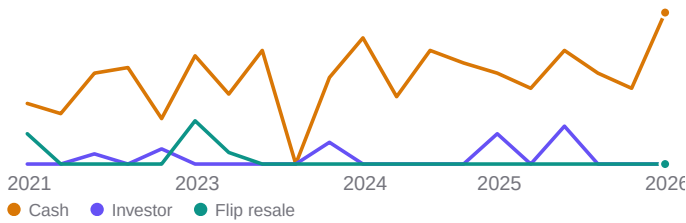
4.0%



BUYERS & OUTCOMES

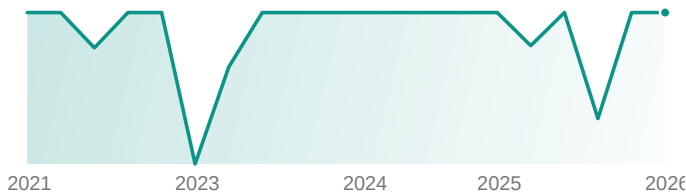
Buyer mix

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



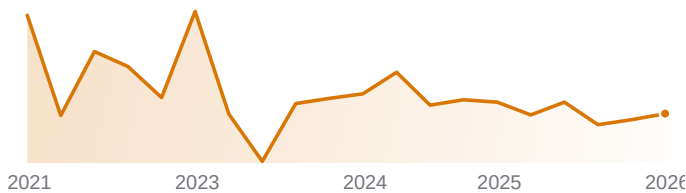
Sellers who sold at a gain

100%

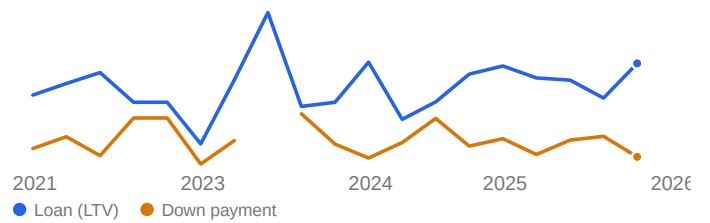


Median annualized return at resale

+5.8%

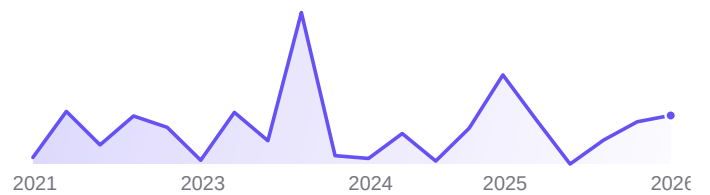


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	705
Median value (AVM)	\$477K
Median size	1,296 ft²
Median bedrooms	2
Median year built	1980
Single family	61%
Condos	13%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	76%
Underwater (LTV 125% or more)	0.9%
Owner occupied	39%
Company owned	32%
Median loan-to-value	0%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	1,903
Density	2 / mi²
Median household income	\$77K
Average household income	\$106K
Crime index (US avg 100)	155
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	98
Homes occupied	48%
Bachelor's or higher	27%
Poverty rate	6.9%
Unemployment	1.0%
Average temp	46°F
Annual precip	63 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.