

Camas Valley 97416

ZIP code · OR · Oregon · Douglas County

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

+55.8%

1-YR CHANGE

10

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



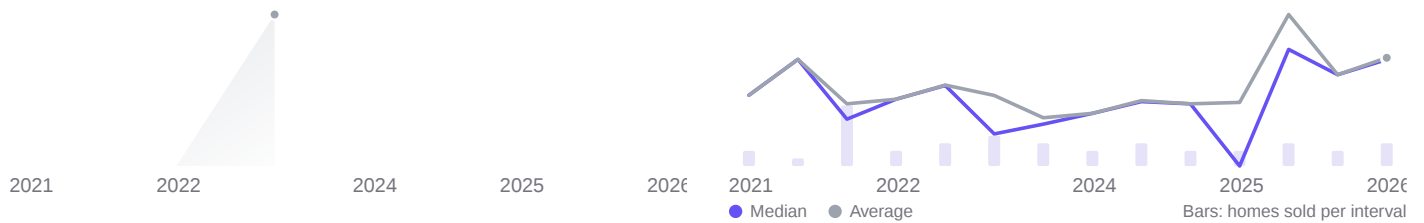
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$419K · Average \$426K

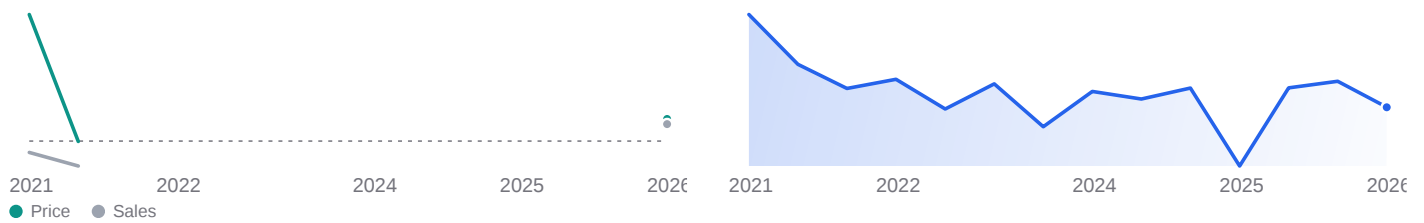


Growth (year over year)

Price +55.8% · Sales +42.9%

Price per square foot

\$167/ft²

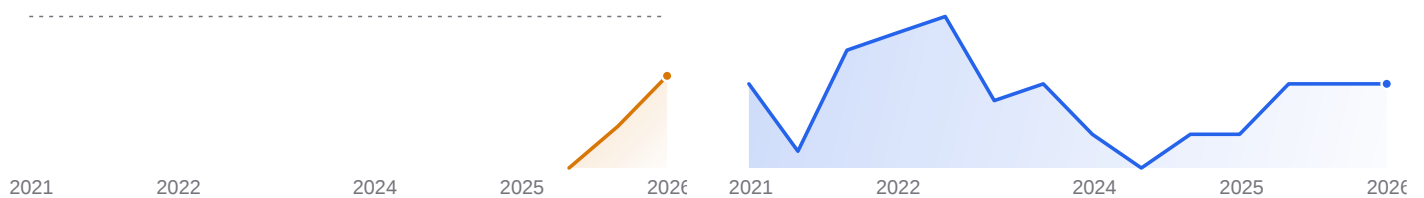


Sale premium vs estimated value

-1.7%

Annual turnover (share of homes sold)

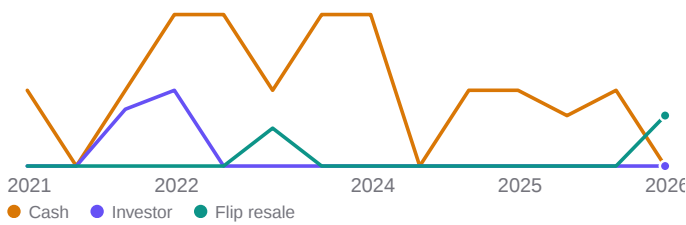
3.3%



BUYERS & OUTCOMES

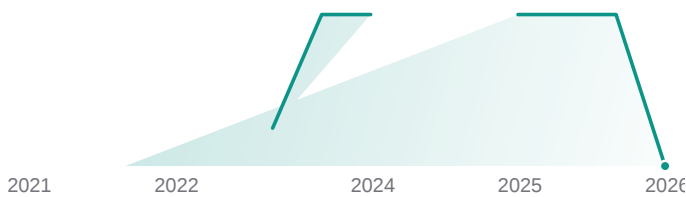
Buyer mix

Cash 0% · Investor 0% · Flip resale 33%



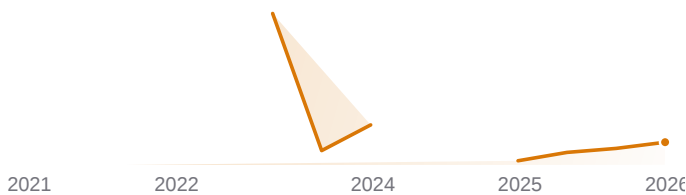
Sellers who sold at a gain

33%

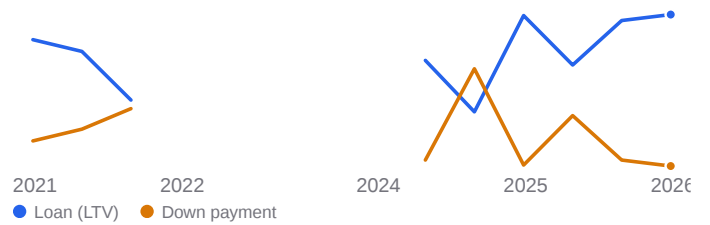


Median annualized return at resale

+19.2%

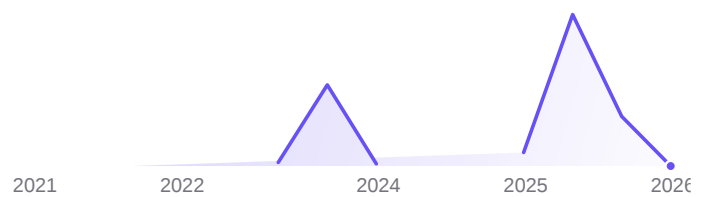


Financing (share of purchase price) Loan (LTV) 99% · Down payment 1.2%



Typical hold before selling

0.9 yrs



HOUSING STOCK

Homes	305
Median value (AVM)	\$304K
Median size	1,269 ft²
Median bedrooms	2
Median year built	1973
Single family	11%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	79%
Underwater (LTV 125% or more)	0.5%
Owner occupied	61%
Company owned	13%
Median loan-to-value	0%
Typical ownership tenure	12.1 yrs

COMMUNITY

Population	1,510
Density	11 / mi²
Median household income	\$65K
Average household income	\$75K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	244
Homes occupied	93%
Bachelor's or higher	9%
Poverty rate	18.4%
Unemployment	1.2%
Average temp	51°F
Annual precip	51 in
Sunshine	48%

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