

Canyonville 97417

ZIP code · OR · Oregon · Douglas County · Canyonville

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

13

SALES (12 MO)

\$242K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



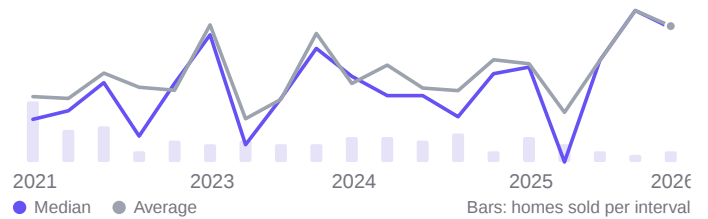
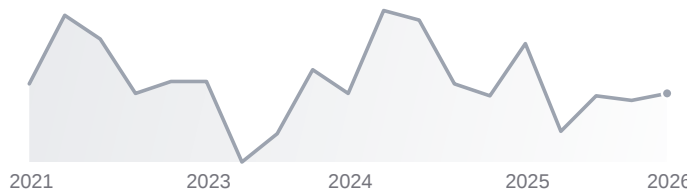
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$348K · Average \$352K

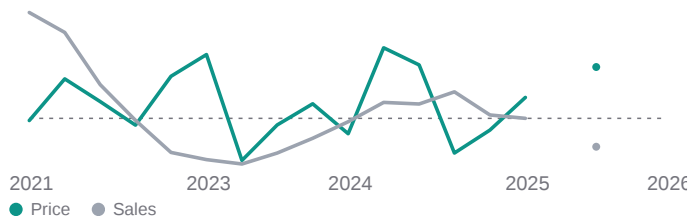


Growth (year over year)

Price +64.7% · Sales -35.7%

Price per square foot

\$167/ft²

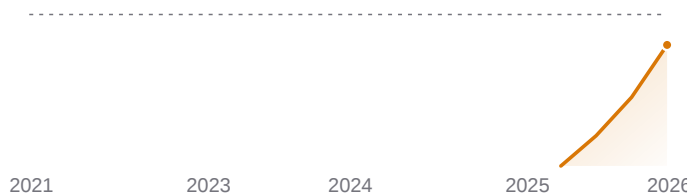


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

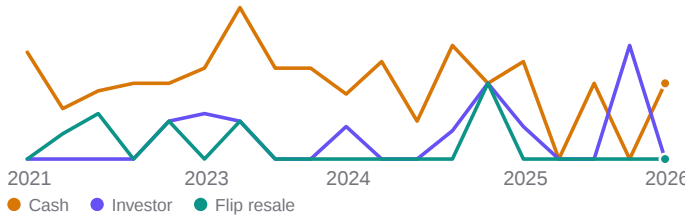
2.0%



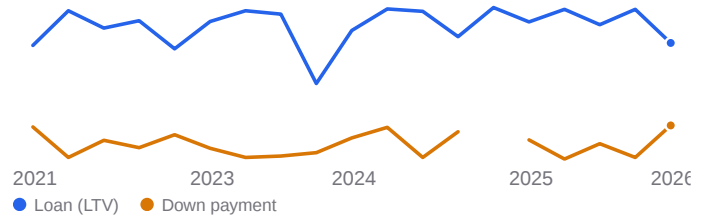
BUYERS & OUTCOMES

Buyer mix

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

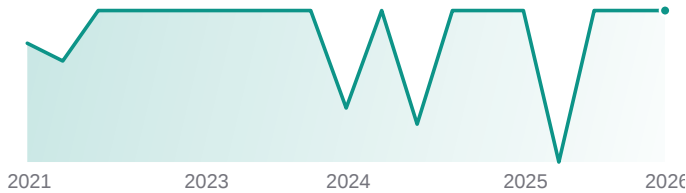


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



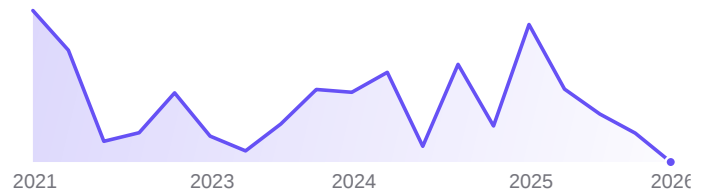
Sellers who sold at a gain

100%



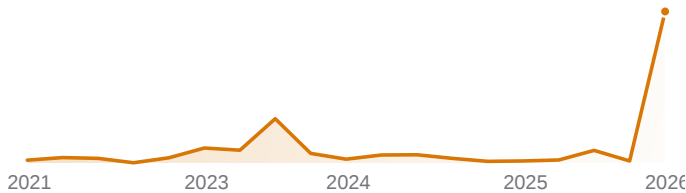
Typical hold before selling

1.1 yrs



Median annualized return at resale

+245.9%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	649
Median value (AVM)	\$242K
Median size	1,332 ft²
Median bedrooms	3
Median year built	1965
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.6%
Owner occupied	49%
Company owned	14%
Median loan-to-value	28%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,731
Density	50 / mi²
Median household income	\$46K
Average household income	\$53K
Crime index (US avg 100)	172
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	167
Homes occupied	91%
Bachelor's or higher	8%
Poverty rate	20.0%
Unemployment	0.9%
Average temp	53°F
Annual precip	35 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.