

Cottage Grove 97424

ZIP code · OR · Oregon > Lane County > Cottage Grove

BALANCED MARKET

\$368K

MEDIAN SALE PRICE

-0.2%

1-YR CHANGE

209

SALES (12 MO)

\$394K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



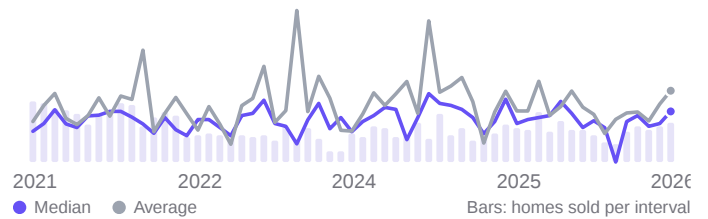
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$390K · Average \$441K

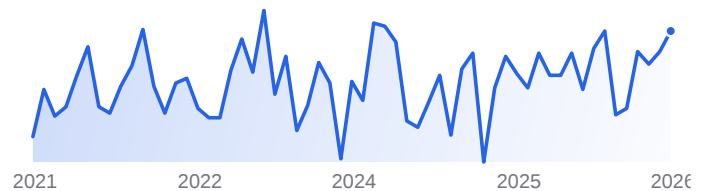
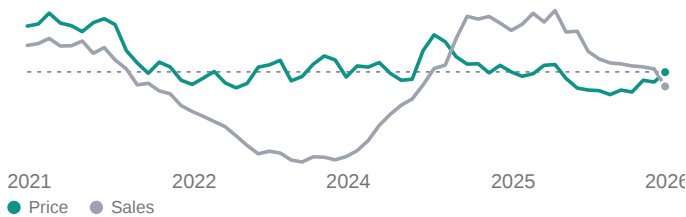


Growth (year over year)

Price -0.2% · Sales -7.1%

Price per square foot

\$290/ft²

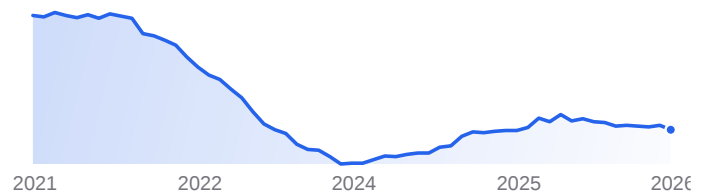
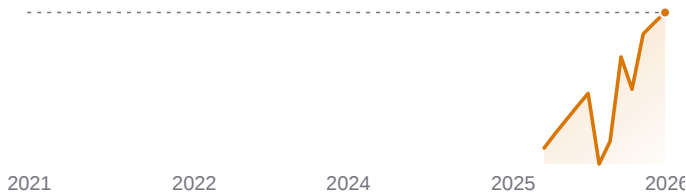


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

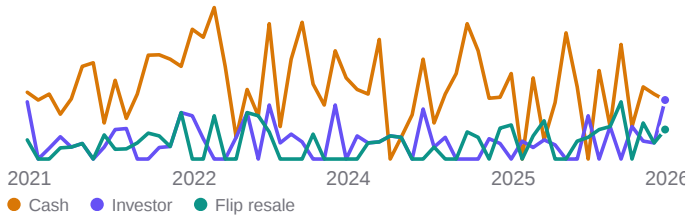
3.2%



BUYERS & OUTCOMES

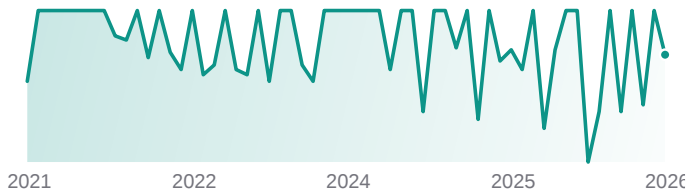
Buyer mix

Cash 18% · Investor 18% · Flip resale 9.1%



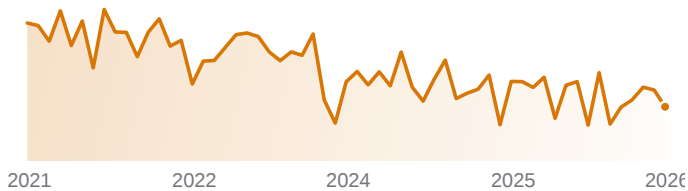
Sellers who sold at a gain

94%

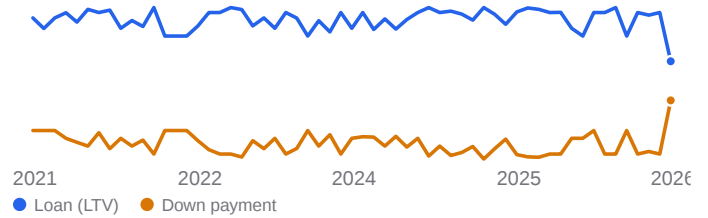


Median annualized return at resale

+4.4%

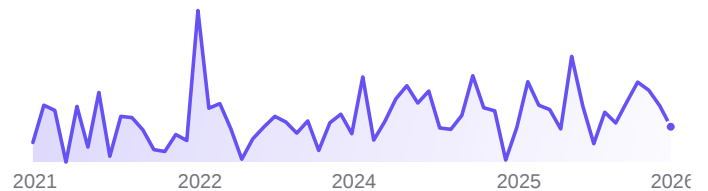


Financing (share of purchase price) Loan (LTV) 64% · Down payment 39%



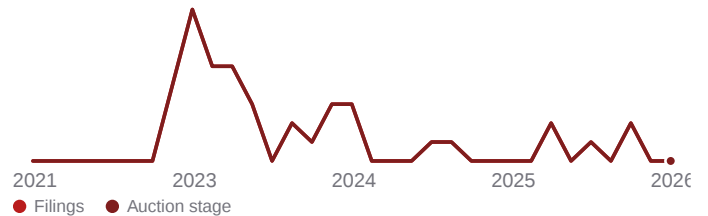
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,572
Median value (AVM)	\$394K
Median size	1,496 ft²
Median bedrooms	3
Median year built	1974
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.2%
Owner occupied	78%
Company owned	24%
Median loan-to-value	44%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	18,808
Density	63 / mi²
Median household income	\$62K
Average household income	\$77K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	132
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	51°F
Annual precip	61 in
Sunshine	48%

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