

Dexter 97431

ZIP code · OR · Oregon > Lane County > Dexter

BALANCED MARKET

\$371K

MEDIAN SALE PRICE

-27.6%

1-YR CHANGE

23

SALES (12 MO)

\$605K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



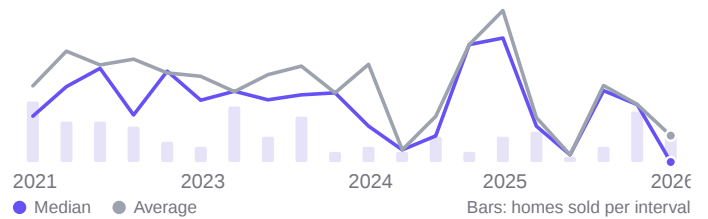
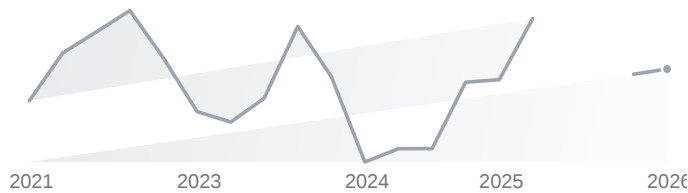
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$225K · Average \$317K

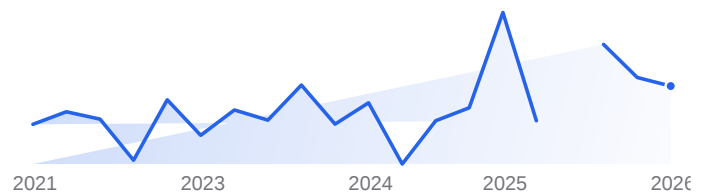
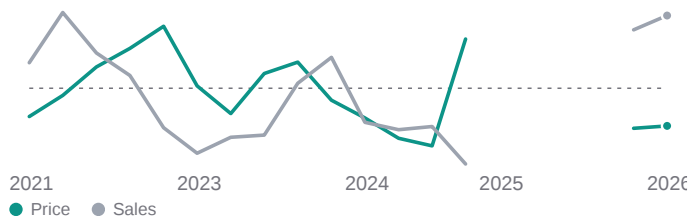


Growth (year over year)

Price -27.6% · Sales +53.3%

Price per square foot

\$332/ft²

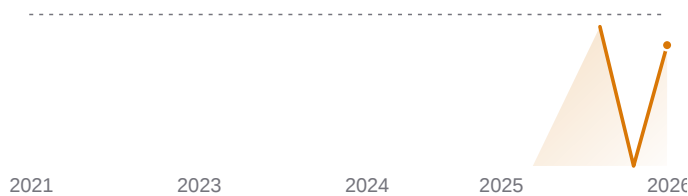


Sale premium vs estimated value

-3.6%

Annual turnover (share of homes sold)

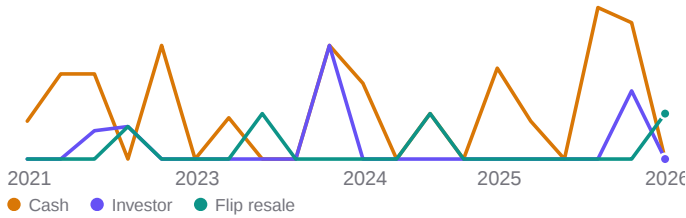
2.7%



BUYERS & OUTCOMES

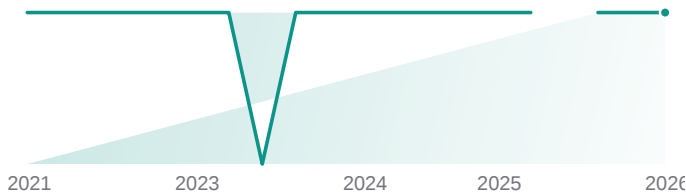
Buyer mix

Cash 0% · Investor 0% · Flip resale 20%



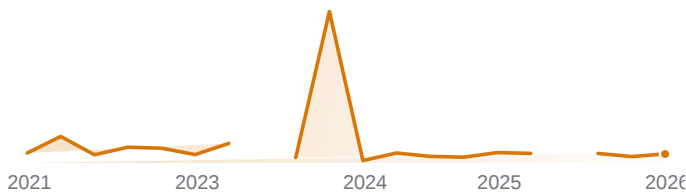
Sellers who sold at a gain

100%

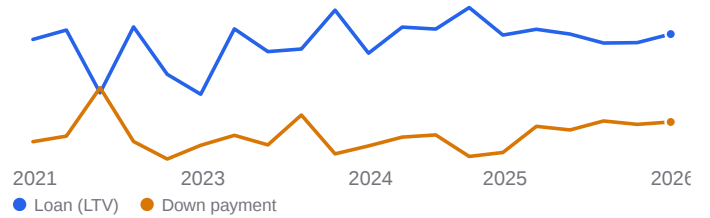


Median annualized return at resale

+6.0%

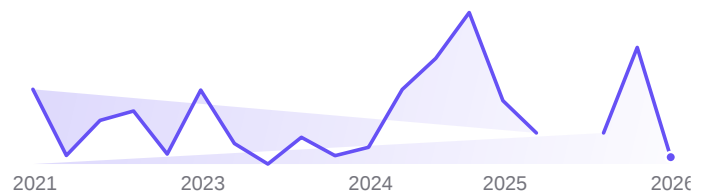


Financing (share of purchase price) Loan (LTV) 80% · Down payment 25%



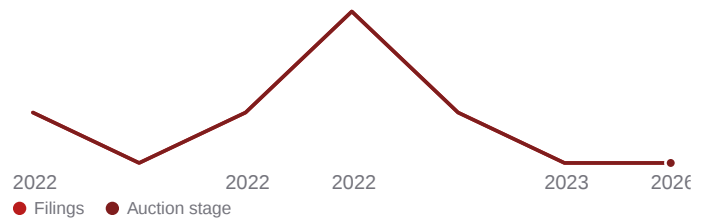
Typical hold before selling

1.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	866
Median value (AVM)	\$605K
Median size	1,539 ft²
Median bedrooms	3
Median year built	1975
Single family	60%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	17%
Median loan-to-value	38%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	1,721
Density	28 / mi²
Median household income	\$74K
Average household income	\$94K
Crime index (US avg 100)	71
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	121
Homes occupied	91%
Bachelor's or higher	18%
Poverty rate	13.2%
Unemployment	1.3%
Average temp	52°F
Annual precip	60 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.