

Drain 97435

ZIP code · OR · Oregon · Douglas County · Drain

BALANCED MARKET

\$272K

MEDIAN SALE PRICE

+32.7%

1-YR CHANGE

31

SALES (12 MO)

\$308K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



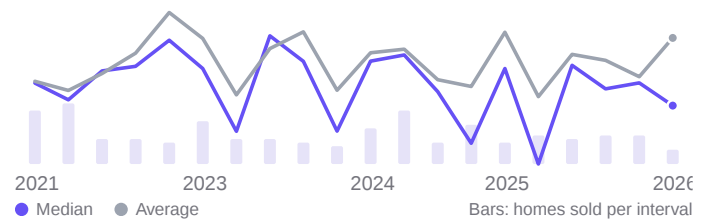
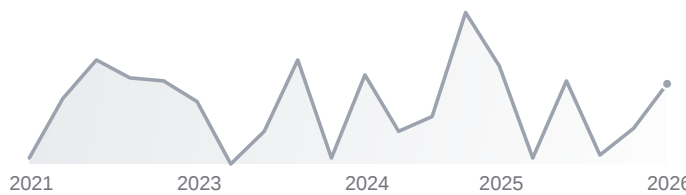
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$220K · Average \$313K

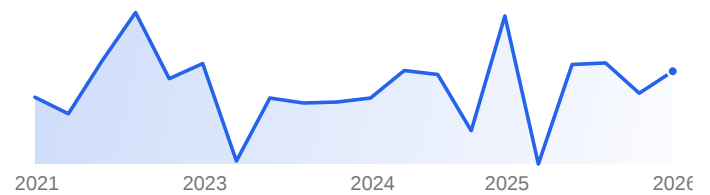
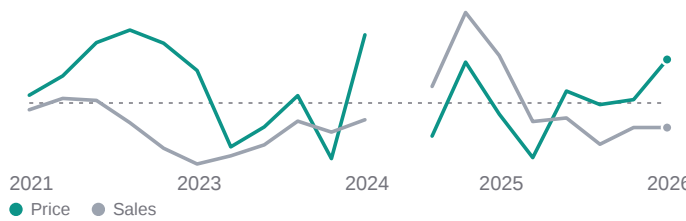


Growth (year over year)

Price +32.7% · Sales -18.4%

Price per square foot

\$200/ft²

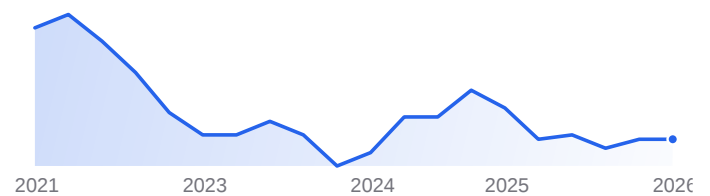


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

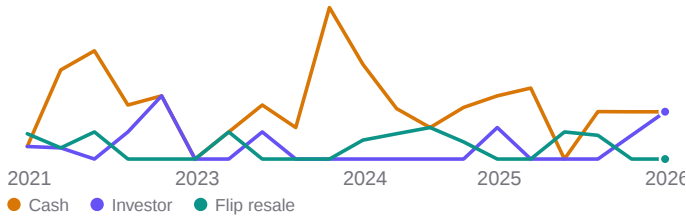
3.8%



BUYERS & OUTCOMES

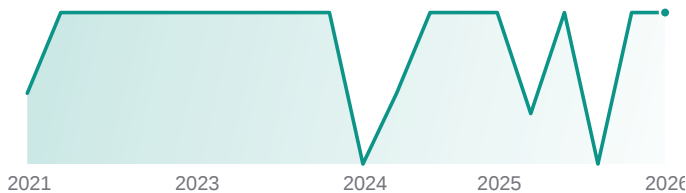
Buyer mix

Cash 25% · Investor 25% · Flip resale 0%



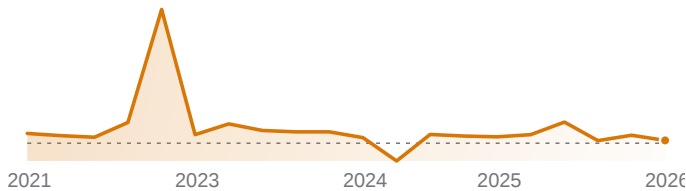
Sellers who sold at a gain

100%

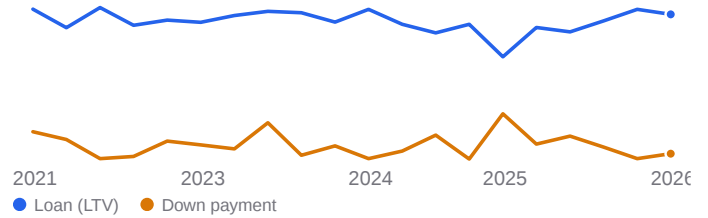


Median annualized return at resale

+2.5%

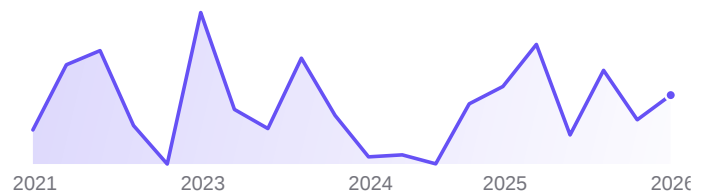


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



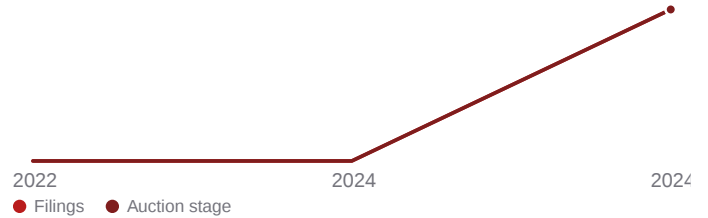
Typical hold before selling

6.3 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	813
Median value (AVM)	\$308K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1960
Single family	57%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	55%
Company owned	15%
Median loan-to-value	34%
Typical ownership tenure	9.3 yrs

COMMUNITY

Population	1,453
Density	7 / mi²
Median household income	\$64K
Average household income	\$83K
Crime index (US avg 100)	116
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	181
Homes occupied	90%
Bachelor's or higher	11%
Poverty rate	13.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	54 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.