

Elkton 97436

ZIP code · OR · Oregon · Douglas County · Elkton

BUYER'S MARKET

\$728K

MEDIAN SALE PRICE

+57.8%

1-YR CHANGE

10

SALES (12 MO)

\$373K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



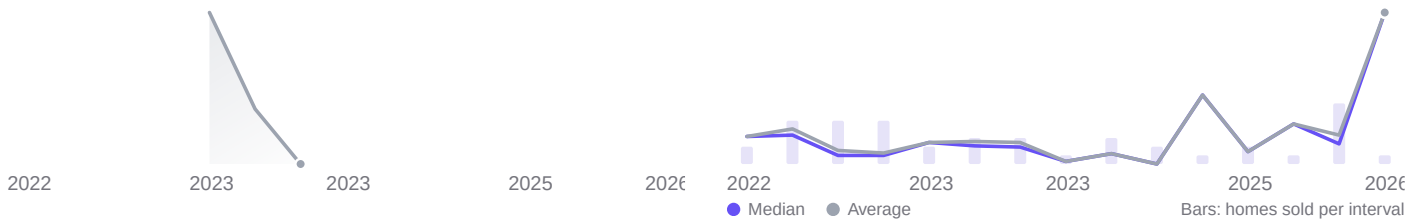
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$1.5M · Average \$1.5M



Growth (year over year)

Price +57.8% · Sales +233.3%

Price per square foot

\$295/ft²

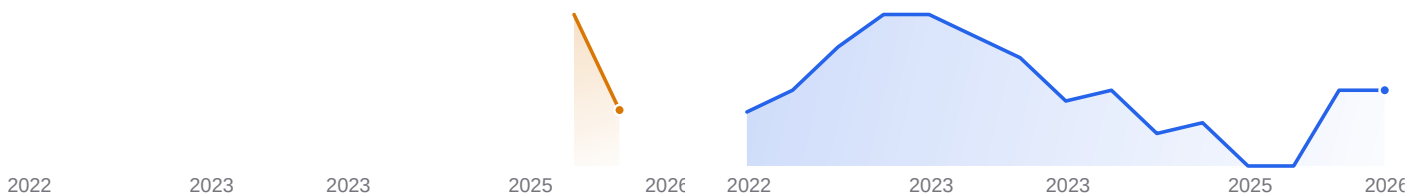


Sale premium vs estimated value

+0.1%

Annual turnover (share of homes sold)

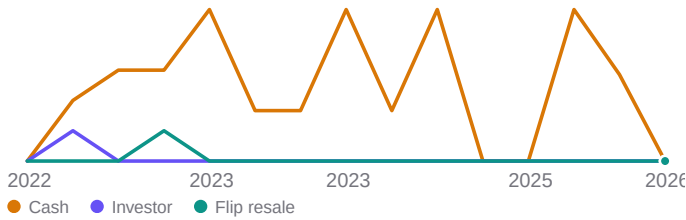
2.7%



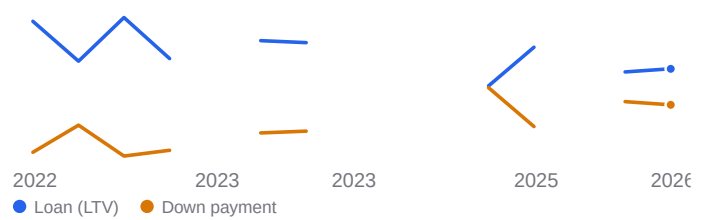
BUYERS & OUTCOMES

Buyer mix

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

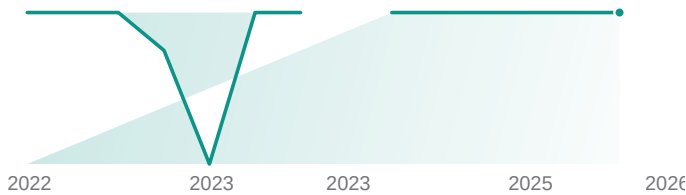


Financing (share of purchase price) Loan (LTV) 62% · Down payment 38%



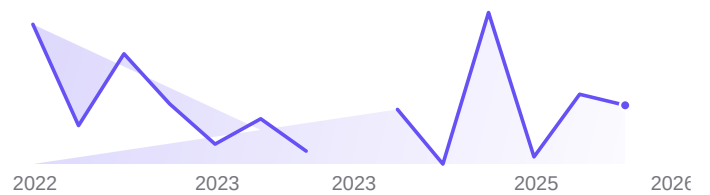
Sellers who sold at a gain

100%



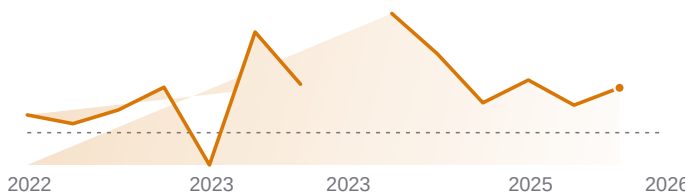
Typical hold before selling

7.4 yrs



Median annualized return at resale

+6.3%



HOUSING STOCK

Homes	375
Median value (AVM)	\$373K
Median size	1,426 ft²
Median bedrooms	3
Median year built	1978
Single family	38%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.5%
Owner occupied	52%
Company owned	22%
Median loan-to-value	21%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	1,028
Density	6 / mi²
Median household income	\$55K
Average household income	\$73K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	220
Homes occupied	89%
Bachelor's or higher	10%
Poverty rate	14.7%
Unemployment	1.2%
Average temp	52°F
Annual precip	55 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.