

# Fall Creek 97438

ZIP code · OR · Oregon > Lane County

STRONG BUYER'S MARKET

\$632K

MEDIAN SALE PRICE

23

SALES (12 MO)

\$631K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



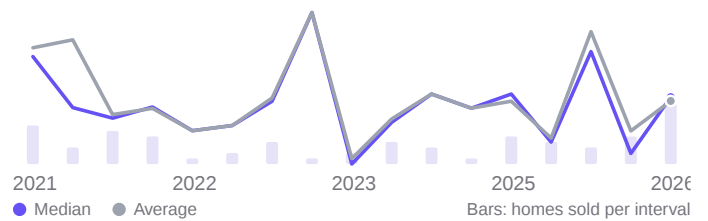
## MARKET TRENDS (5 YEARS)

Market temperature (0-100)

19 / 100

Sale prices

Median \$600K · Average \$582K

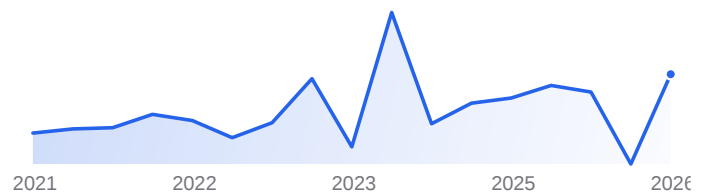
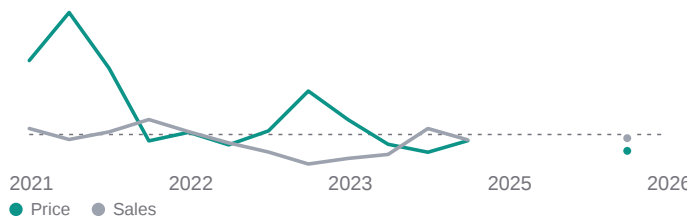


Growth (year over year)

Price -34.3% · Sales -7.7%

Price per square foot

\$436/ft²

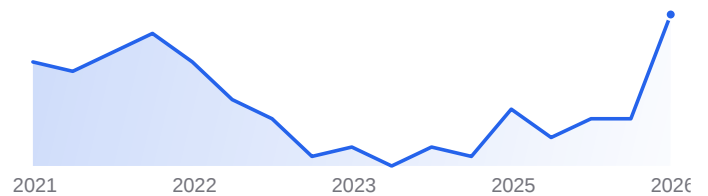
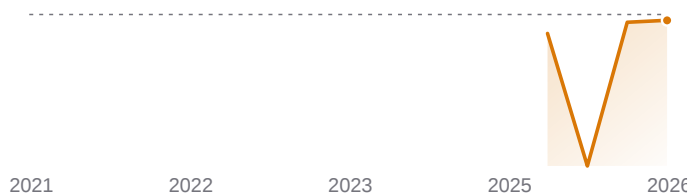


Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

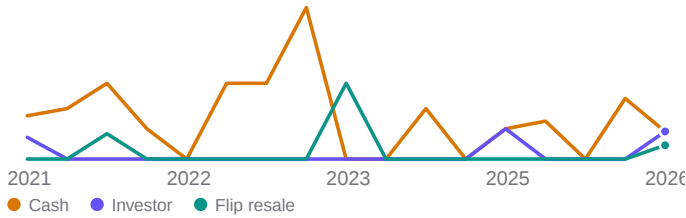
4.9%



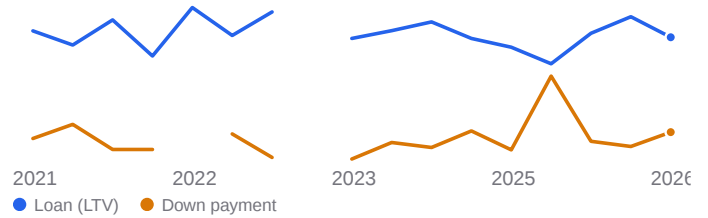
## BUYERS & OUTCOMES

### Buyer mix

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

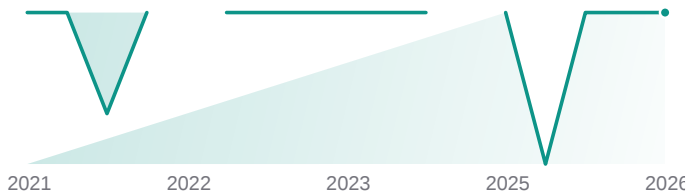


### Financing (share of purchase price) Loan (LTV) 81% · Down payment 19%



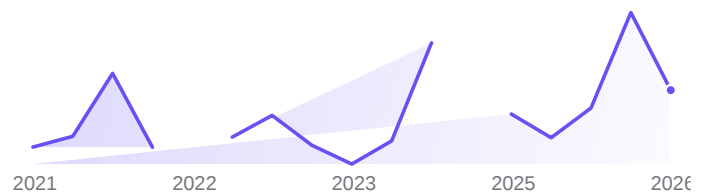
### Sellers who sold at a gain

100%



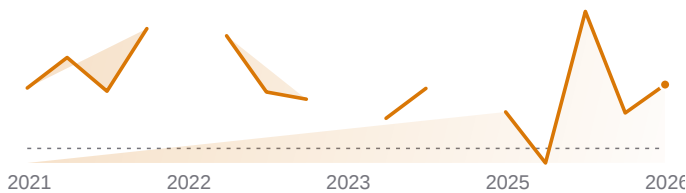
### Typical hold before selling

11.7 yrs



### Median annualized return at resale

+8.4%



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 472       |
| Median value (AVM) | \$631K    |
| Median size        | 1,721 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1976      |
| Single family      | 71%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 70%      |
| Underwater (LTV 125% or more) | 1.6%     |
| Owner occupied                | 78%      |
| Company owned                 | 21%      |
| Median loan-to-value          | 32%      |
| Typical ownership tenure      | 10.7 yrs |

## COMMUNITY

|                                  |                     |
|----------------------------------|---------------------|
| Population                       | 1,894               |
| Density                          | 9 / mi <sup>2</sup> |
| Median household income          | \$98K               |
| Average household income         | \$125K              |
| Crime index (US avg 100)         | 93                  |
| Air pollution index (US avg 100) | 115                 |
| Earthquake index (US avg 100)    | 114                 |
| Homes occupied                   | 92%                 |
| Bachelor's or higher             | 12%                 |
| Poverty rate                     | 12.4%               |
| Unemployment                     | 1.3%                |
| Average temp                     | 52°F                |
| Annual precip                    | 63 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.