

Gardiner 97441

ZIP code · OR · Oregon · Douglas County · Gardiner

BALANCED MARKET

\$345K

MEDIAN SALE PRICE

4

SALES (12 MO)

\$248K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



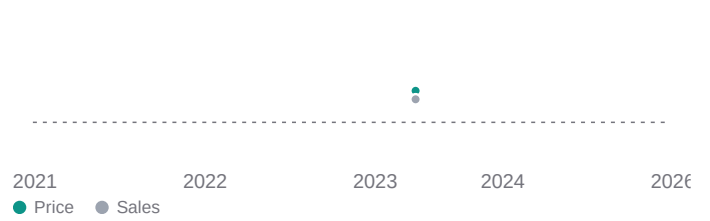
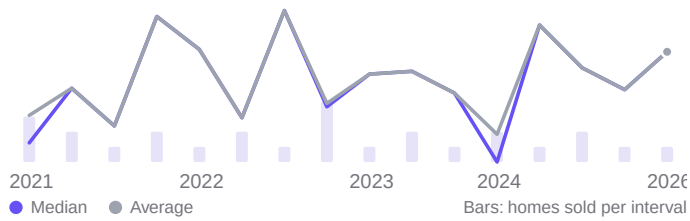
MARKET TRENDS (5 YEARS)

Sale prices

Median \$345K · Average \$345K

Growth (year over year)

Price +45.6% · Sales +33.3%



Price per square foot

\$170/ft²

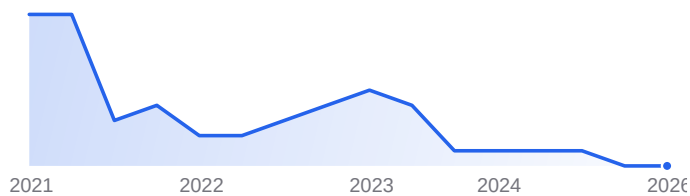
Sale premium vs estimated value

-2.0%



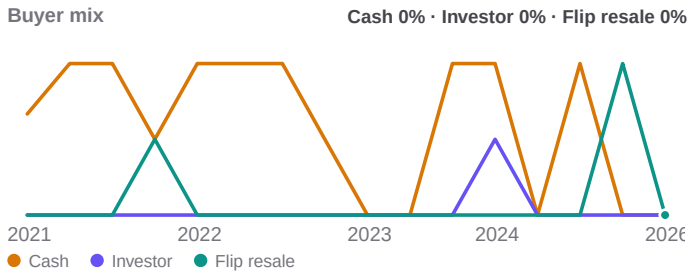
Annual turnover (share of homes sold)

3.4%



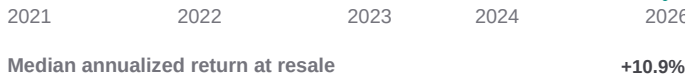
BUYERS & OUTCOMES

Buyer mix



Sellers who sold at a gain

100%



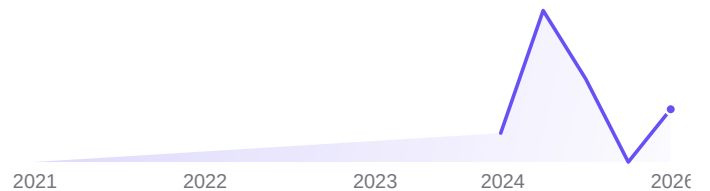
Median annualized return at resale

Financing (share of purchase price) Loan (LTV) 100% · Down payment 20%



Typical hold before selling

7.4 yrs



HOUSING STOCK

Homes	116
Median value (AVM)	\$248K
Median size	1,392 ft²
Median bedrooms	3
Median year built	1940
Single family	85%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	0%
Owner occupied	29%
Company owned	23%
Median loan-to-value	0%
Typical ownership tenure	6.9 yrs

COMMUNITY

Population	344
Density	8 / mi²
Median household income	\$54K
Average household income	\$71K
Crime index (US avg 100)	181
Air pollution index (US avg 100)	128
Earthquake index (US avg 100)	290
Homes occupied	81%
Bachelor's or higher	7%
Poverty rate	20.6%
Unemployment	0.8%
Average temp	53°F
Annual precip	77 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.