

Glendale 97442

ZIP code · OR · Oregon > Douglas County > Glendale

BUYER'S MARKET

\$212K

MEDIAN SALE PRICE

+22.1%

1-YR CHANGE

22

SALES (12 MO)

\$246K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



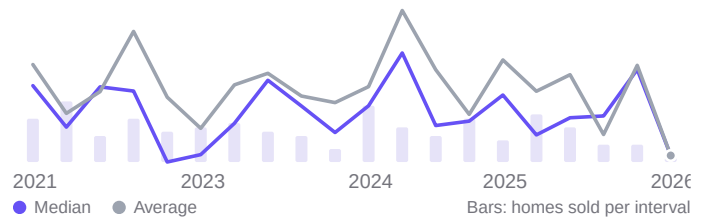
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$130K · Average \$130K

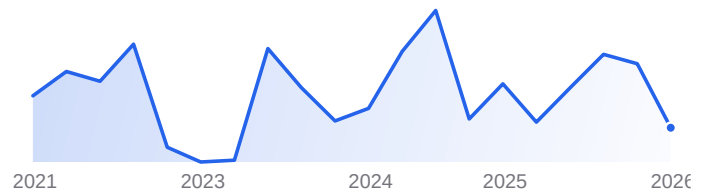
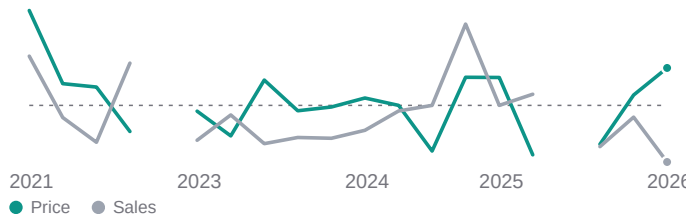


Growth (year over year)

Price +22.1% · Sales -33.3%

Price per square foot

\$121/ft²



Sale premium vs estimated value

-65.8%

Annual turnover (share of homes sold)

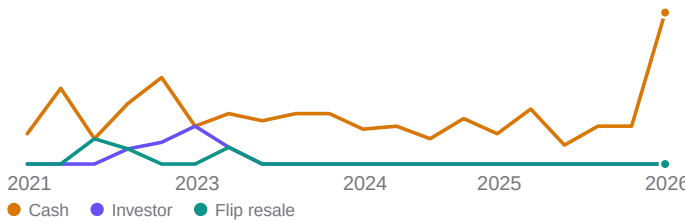
2.9%



BUYERS & OUTCOMES

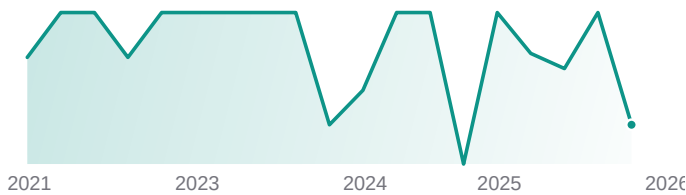
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



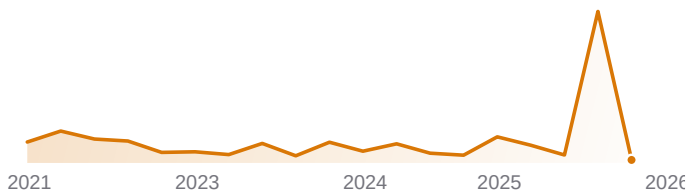
Sellers who sold at a gain

67%

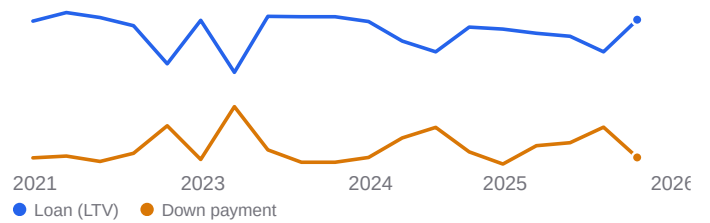


Median annualized return at resale

+1.5%

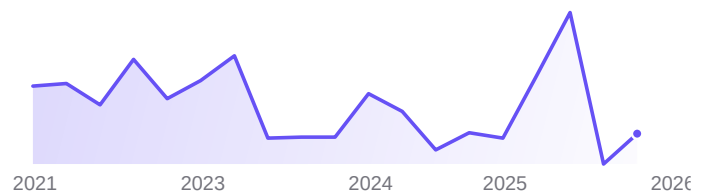


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



Typical hold before selling

3.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	768
Median value (AVM)	\$246K
Median size	1,354 ft²
Median bedrooms	3
Median year built	1965
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	0.7%
Owner occupied	56%
Company owned	17%
Median loan-to-value	28%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	1,649
Density	11 / mi²
Median household income	\$45K
Average household income	\$54K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	139
Homes occupied	90%
Bachelor's or higher	10%
Poverty rate	16.9%
Unemployment	1.1%
Average temp	52°F
Annual precip	42 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.