

Junction City 97448

ZIP code · OR · Oregon · Lane County · Junction City

BALANCED MARKET

\$441K

MEDIAN SALE PRICE

-2.4%

1-YR CHANGE

146

SALES (12 MO)

\$443K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



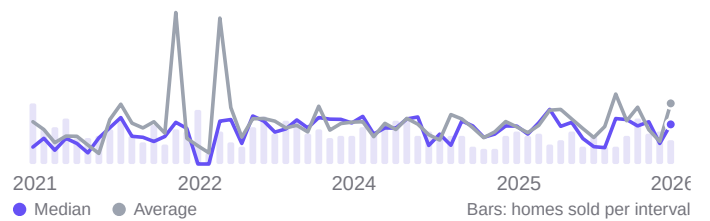
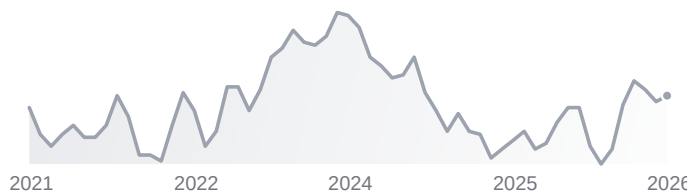
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$467K · Average \$568K

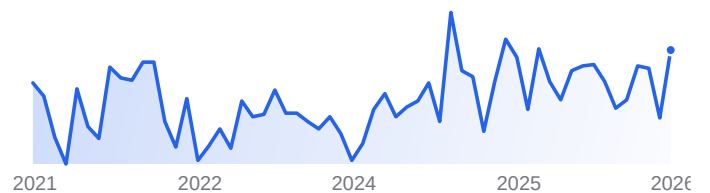
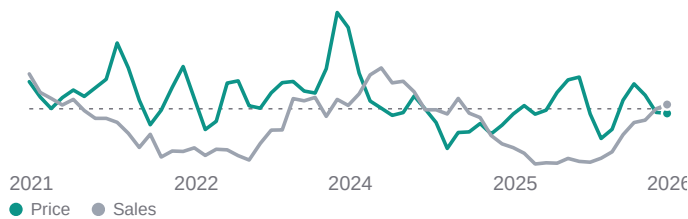


Growth (year over year)

Price -2.4% · Sales +2.1%

Price per square foot

\$312/ft²

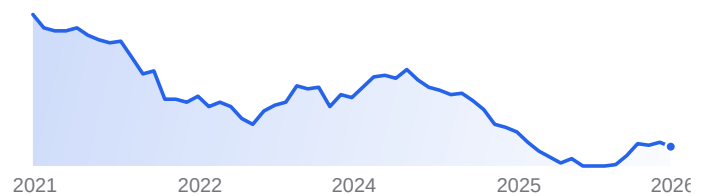


Sale premium vs estimated value

-1.0%

Annual turnover (share of homes sold)

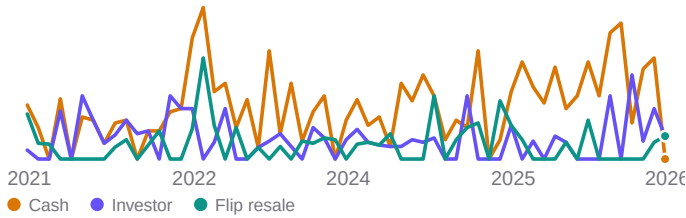
3.0%



BUYERS & OUTCOMES

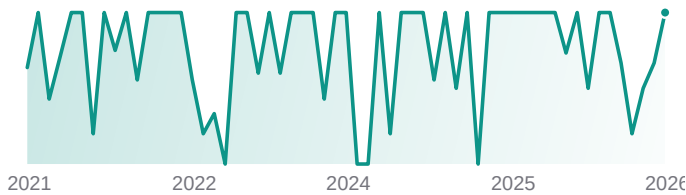
Buyer mix

Cash 0% · Investor 9.1% · Flip resale 9.1%



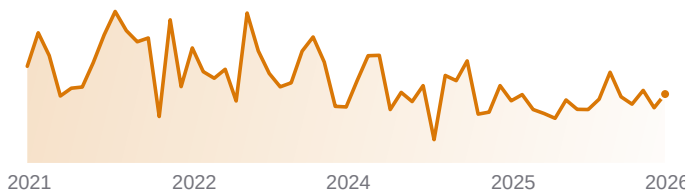
Sellers who sold at a gain

100%

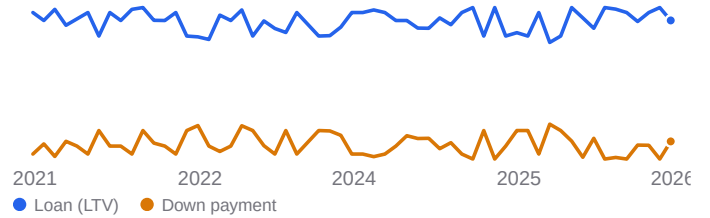


Median annualized return at resale

+5.6%

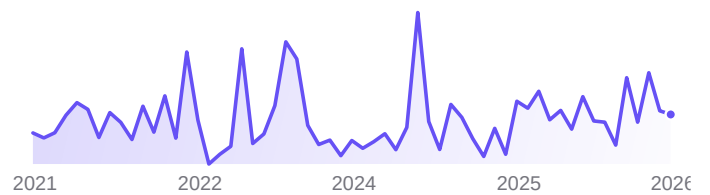


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



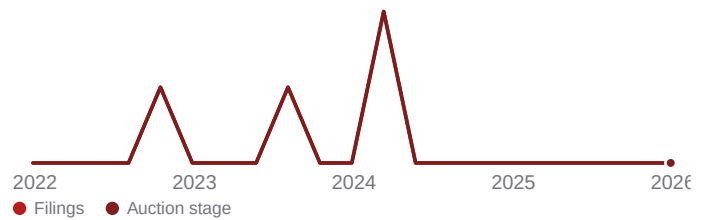
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,859
Median value (AVM)	\$443K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1978
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	22%
Median loan-to-value	48%
Typical ownership tenure	10.1 yrs

COMMUNITY

Population	14,572
Density	101 / mi²
Median household income	\$73K
Average household income	\$105K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	162
Homes occupied	95%
Bachelor's or higher	19%
Poverty rate	8.0%
Unemployment	1.4%
Average temp	53°F
Annual precip	47 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.