

Pleasant Hill 97455

ZIP code · OR · Oregon · Lane County

BUYER'S MARKET

\$610K

MEDIAN SALE PRICE

-6.8%

1-YR CHANGE

25

SALES (12 MO)

\$681K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



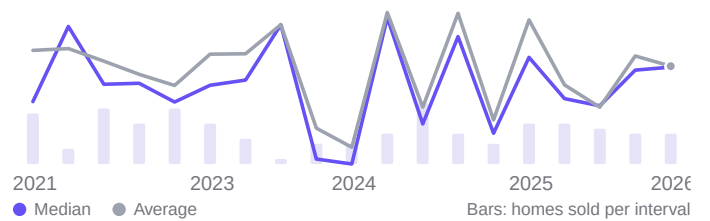
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

38 / 100

Sale prices

Median \$626K · Average \$629K

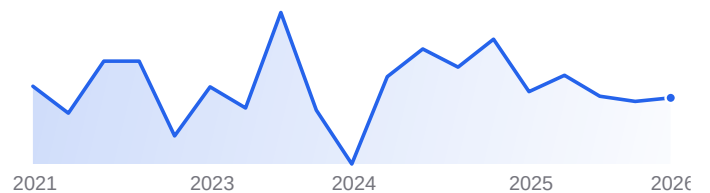
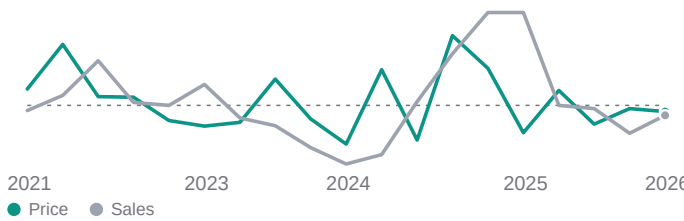


Growth (year over year)

Price -6.8% · Sales -10.7%

Price per square foot

\$275/ft²

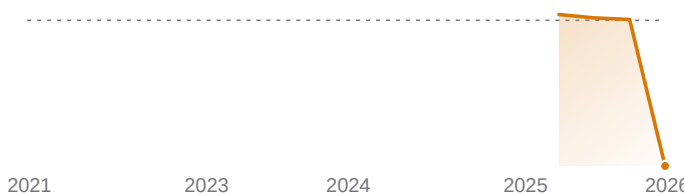


Sale premium vs estimated value

-27.3%

Annual turnover (share of homes sold)

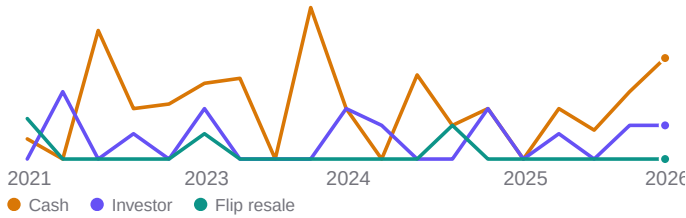
2.6%



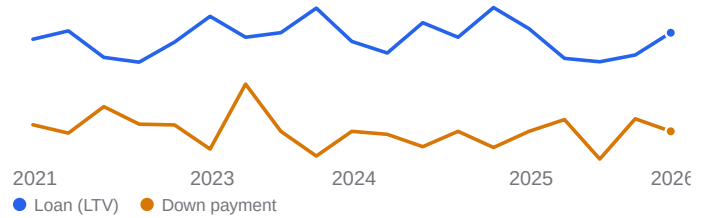
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 17% · Flip resale 0%

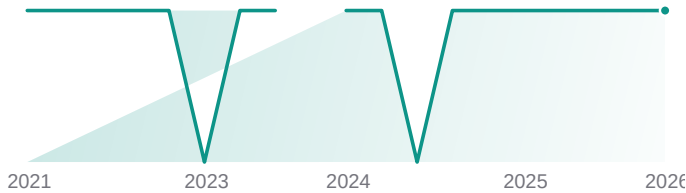


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



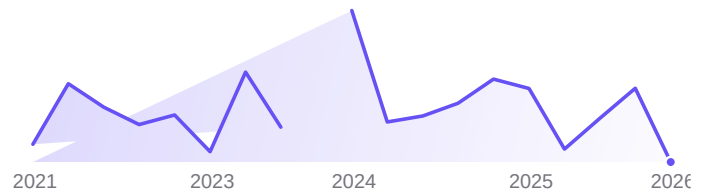
Sellers who sold at a gain

100%



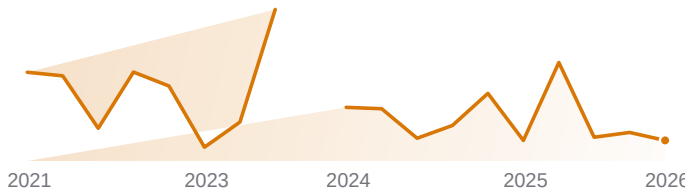
Typical hold before selling

1.6 yrs



Median annualized return at resale

+3.8%



HOUSING STOCK

Homes	958
Median value (AVM)	\$681K
Median size	1,858 ft²
Median bedrooms	3
Median year built	1973
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	24%
Median loan-to-value	41%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	2,721
Density	116 / mi²
Median household income	\$63K
Average household income	\$90K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	122
Homes occupied	95%
Bachelor's or higher	18%
Poverty rate	13.9%
Unemployment	1.2%
Average temp	52°F
Annual precip	48 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.