

Myrtle Creek 97457

ZIP code · OR · Oregon · Douglas County · Myrtle Creek

BUYER'S MARKET

\$269K

MEDIAN SALE PRICE

-10.6%

1-YR CHANGE

89

SALES (12 MO)

\$282K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 20 / 100



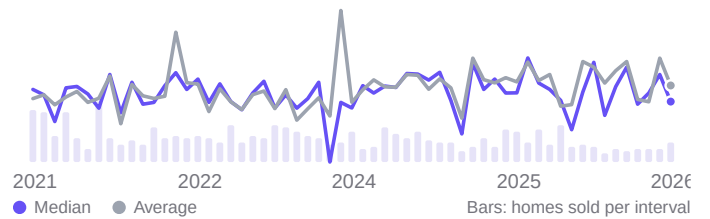
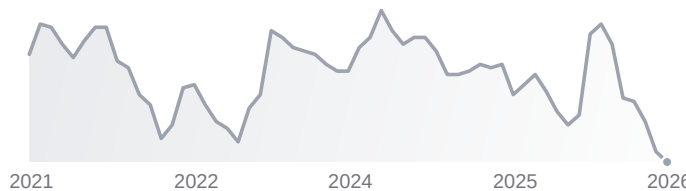
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

20 / 100

Sale prices

Median \$237K · Average \$281K

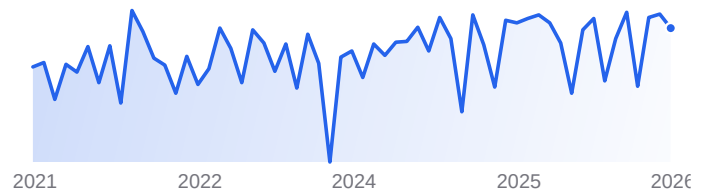
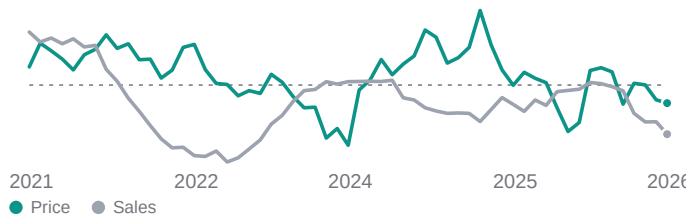


Growth (year over year)

Price -10.6% · Sales -28.8%

Price per square foot

\$234/ft²

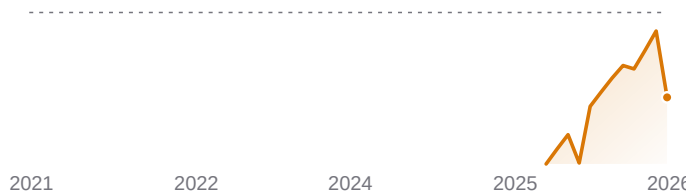


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

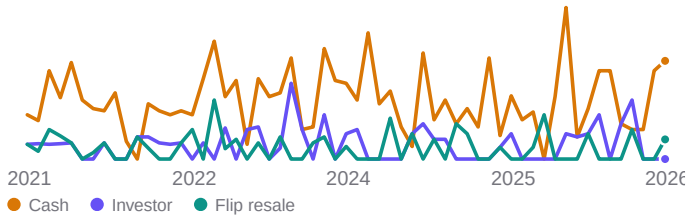
2.5%



BUYERS & OUTCOMES

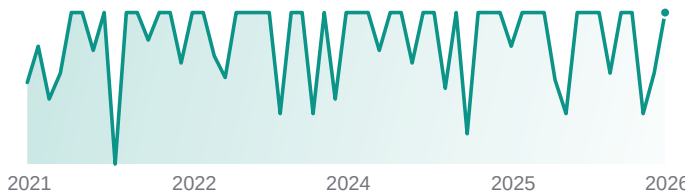
Buyer mix

Cash 56% · Investor 0% · Flip resale 11%



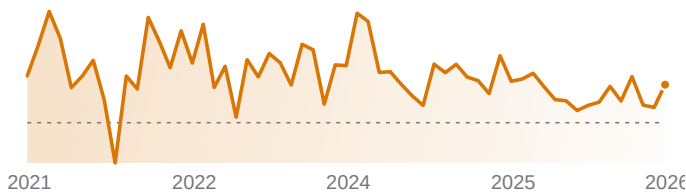
Sellers who sold at a gain

100%

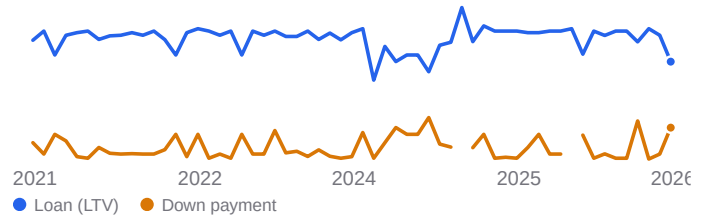


Median annualized return at resale

+6.4%

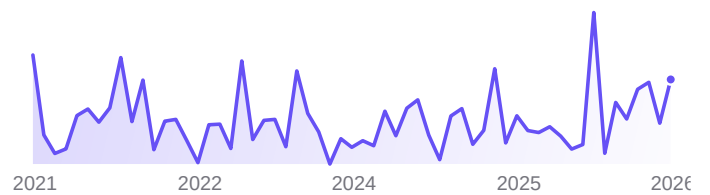


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



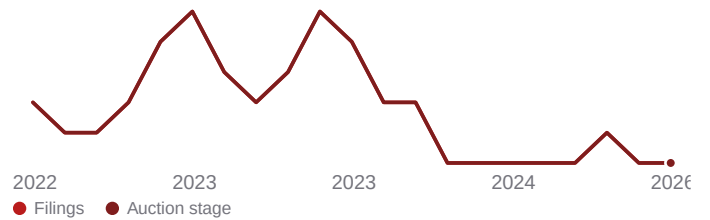
Typical hold before selling

10.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,592
Median value (AVM)	\$282K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1974
Single family	75%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	73%
Company owned	14%
Median loan-to-value	36%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	11,169
Density	59 / mi²
Median household income	\$57K
Average household income	\$69K
Crime index (US avg 100)	110
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	166
Homes occupied	94%
Bachelor's or higher	6%
Poverty rate	15.1%
Unemployment	1.1%
Average temp	53°F
Annual precip	41 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.