

Noti 97461

ZIP code · OR · Oregon · Lane County

SELLER'S MARKET

\$395K

MEDIAN SALE PRICE

+58.0%

1-YR CHANGE

5

SALES (12 MO)

\$510K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 67 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

Market temperature (0–100)

67 / 100

Sale prices

Median \$395K · Average \$395K

2021 2022 2024 2025 2026

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● Median ● Average

Bars: homes sold per interval

Growth (year over year)

Price +58.0% · Sales +25.0%

Price per square foot

\$230/ft²

2021 2022 2024 2025 2026

● Price ● Sales

2021 2022 2024 2025 2026

Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

1.9%

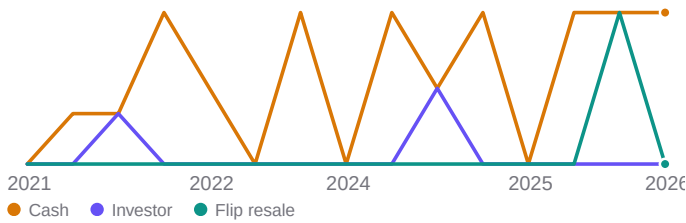
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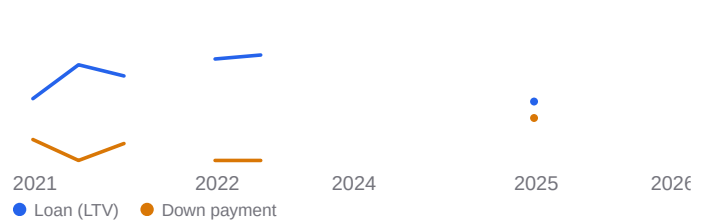
BUYERS & OUTCOMES

Buyer mix

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

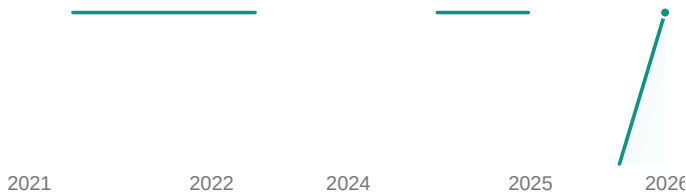


Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



Sellers who sold at a gain

100%



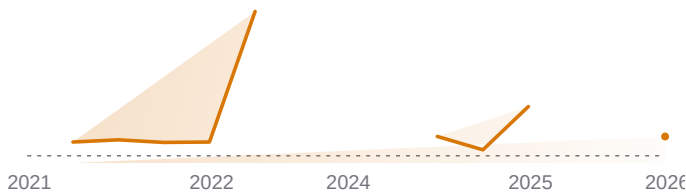
Typical hold before selling

7.3 yrs



Median annualized return at resale

+12.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	261
Median value (AVM)	\$510K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1977
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.5%
Owner occupied	79%
Company owned	22%
Median loan-to-value	22%
Typical ownership tenure	13.3 yrs

COMMUNITY

Population	642
Density	14 / mi²
Median household income	\$101K
Average household income	\$134K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	208
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	8.6%
Unemployment	1.4%
Average temp	52°F
Annual precip	64 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.