

Oakland 97462

ZIP code · OR · Oregon > Douglas County > Oakland

BUYER'S MARKET

\$289K

MEDIAN SALE PRICE

-28.5%

1-YR CHANGE

39

SALES (12 MO)

\$371K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



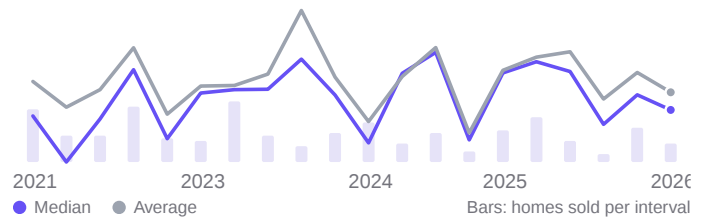
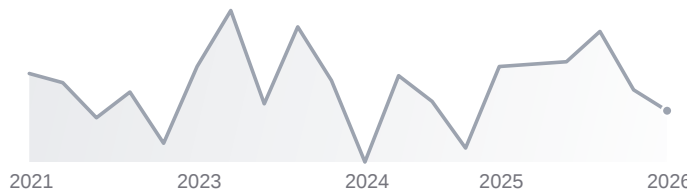
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$263K · Average \$307K

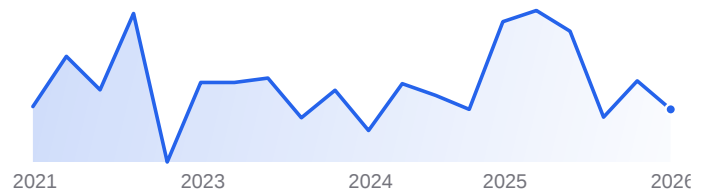
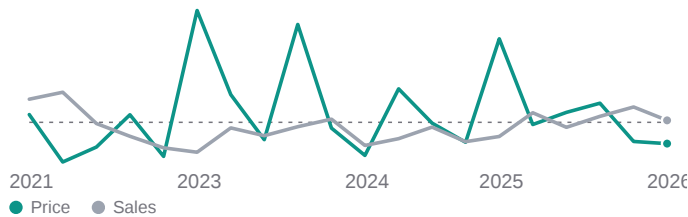


Growth (year over year)

Price -28.5% · Sales +2.6%

Price per square foot

\$182/ft²

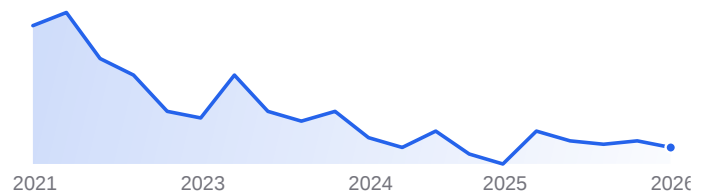


Sale premium vs estimated value

-0.8%

Annual turnover (share of homes sold)

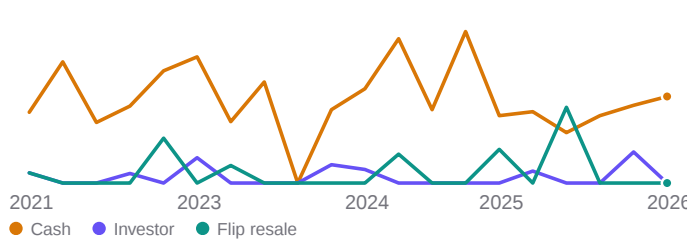
2.7%



BUYERS & OUTCOMES

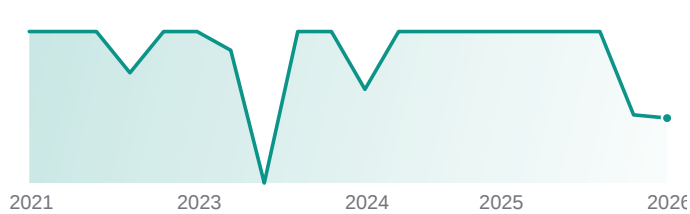
Buyer mix

Cash 43% · Investor 0% · Flip resale 0%



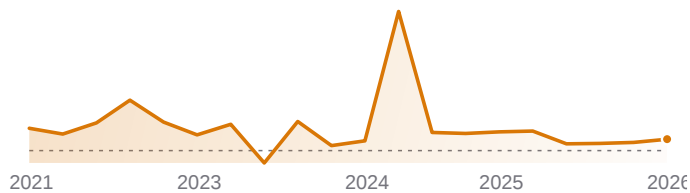
Sellers who sold at a gain

80%



Median annualized return at resale

+4.4%

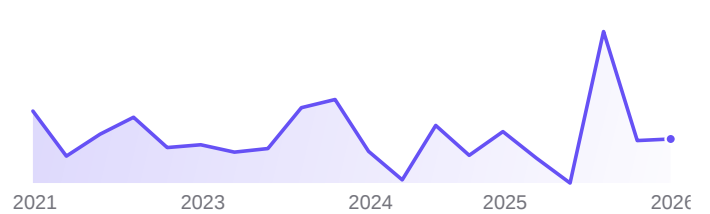


Financing (share of purchase price) Loan (LTV) 80% · Down payment 8.7%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,458
Median value (AVM)	\$371K
Median size	1,491 ft²
Median bedrooms	3
Median year built	1979
Single family	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.5%
Owner occupied	68%
Company owned	17%
Median loan-to-value	26%
Typical ownership tenure	11.1 yrs

COMMUNITY

Population	5,579
Density	23 / mi²
Median household income	\$64K
Average household income	\$85K
Crime index (US avg 100)	128
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	177
Homes occupied	92%
Bachelor's or higher	12%
Poverty rate	11.3%
Unemployment	1.1%
Average temp	52°F
Annual precip	50 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.