

Oakridge 97463

ZIP code · OR · Oregon > Lane County > Oakridge

BALANCED MARKET

\$245K

MEDIAN SALE PRICE

-7.7%

1-YR CHANGE

70

SALES (12 MO)

\$263K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



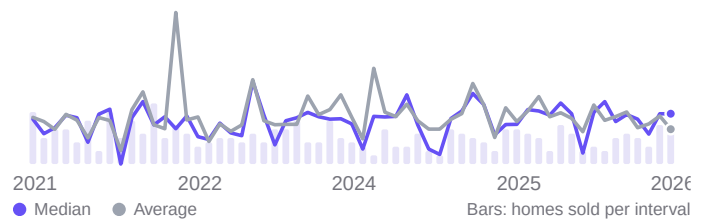
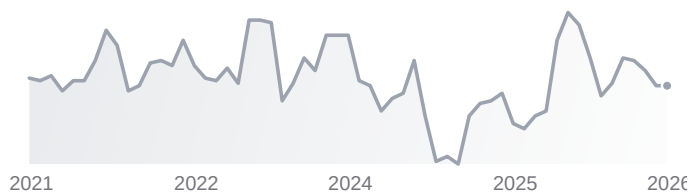
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

52 / 100

Sale prices

Median \$270K · Average \$213K

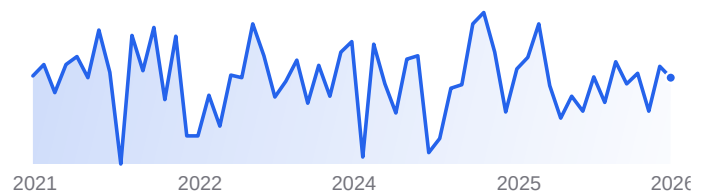
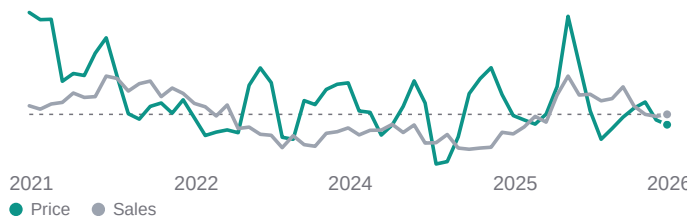


Growth (year over year)

Price -7.7% · Sales +0.0%

Price per square foot

\$189/ft²

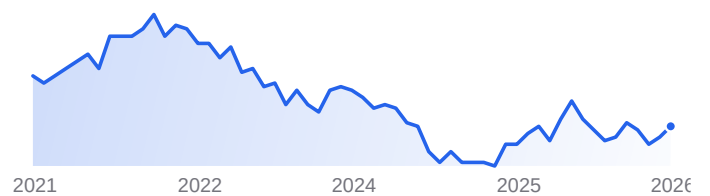
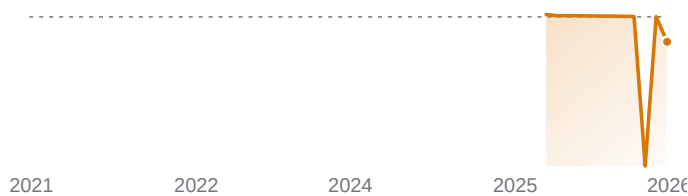


Sale premium vs estimated value

-5.3%

Annual turnover (share of homes sold)

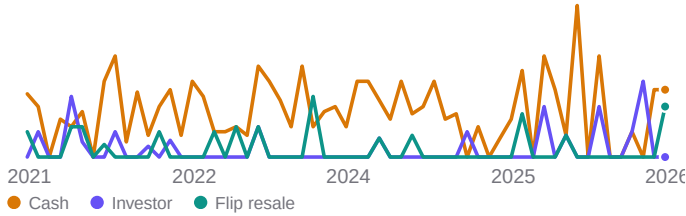
3.9%



BUYERS & OUTCOMES

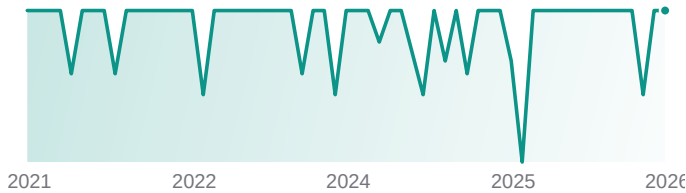
Buyer mix

Cash 44% · Investor 0% · Flip resale 33%



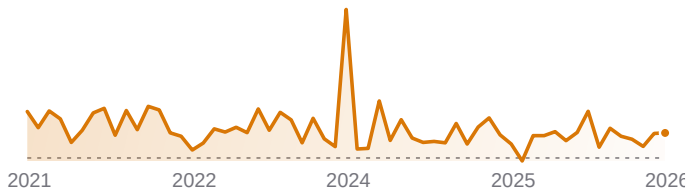
Sellers who sold at a gain

100%

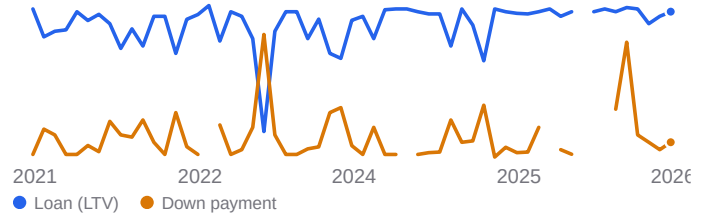


Median annualized return at resale

+6.4%

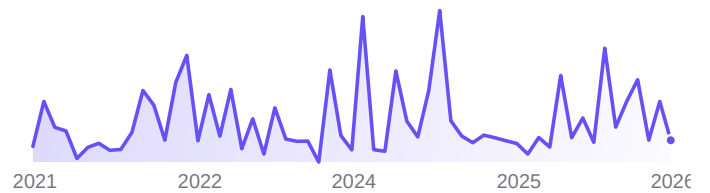


Financing (share of purchase price) Loan (LTV) 98% · Down payment 10%



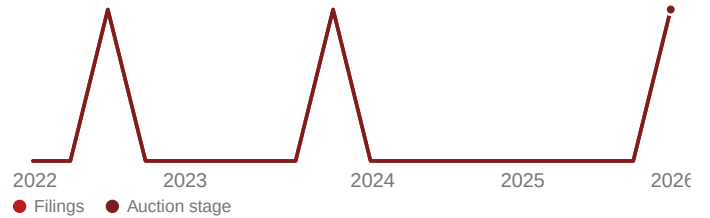
Typical hold before selling

4.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,779
Median value (AVM)	\$263K
Median size	1,231 ft²
Median bedrooms	3
Median year built	1963
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.1%
Owner occupied	67%
Company owned	17%
Median loan-to-value	38%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	4,865
Density	5 / mi²
Median household income	\$46K
Average household income	\$56K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	112
Homes occupied	89%
Bachelor's or higher	15%
Poverty rate	23.5%
Unemployment	0.7%
Average temp	50°F
Annual precip	54 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.