

Roseburg 97470

ZIP code · OR · Oregon > Douglas County > Roseburg

BALANCED MARKET

\$308K

MEDIAN SALE PRICE

-0.5%

1-YR CHANGE

263

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



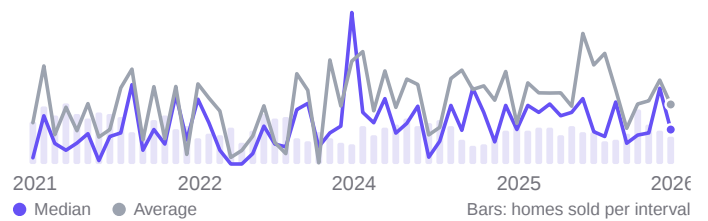
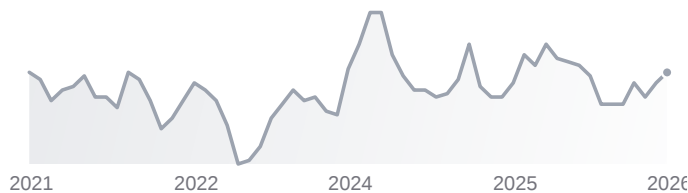
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$290K · Average \$326K

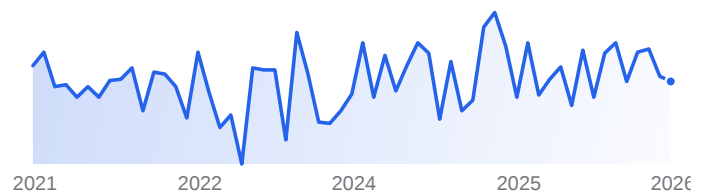
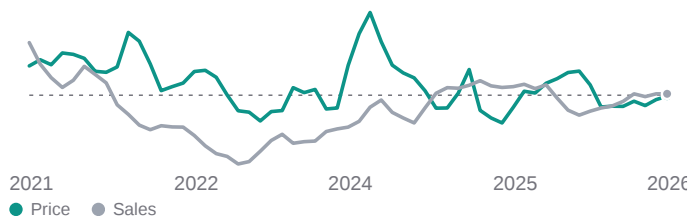


Growth (year over year)

Price -0.5% · Sales +0.8%

Price per square foot

\$203/ft²

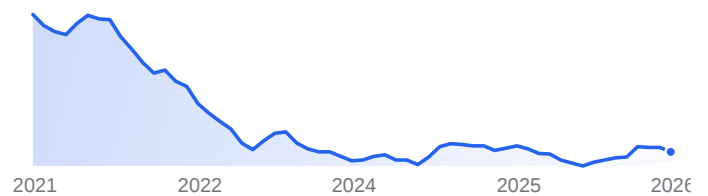
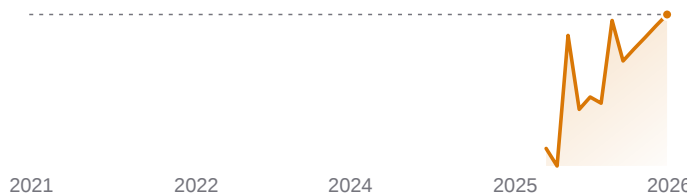


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

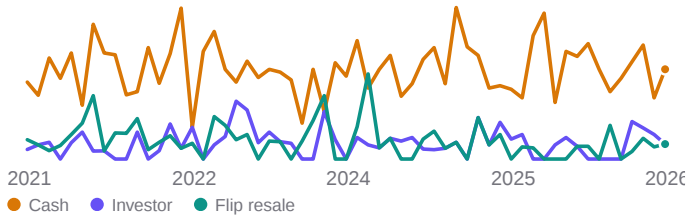
4.3%



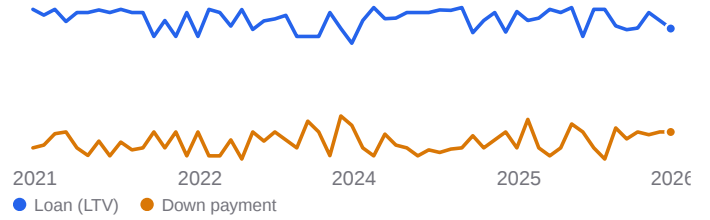
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 5.6% · Flip resale 5.6%

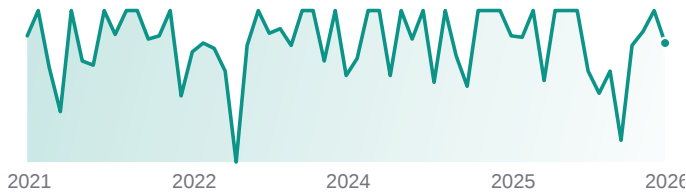


Financing (share of purchase price) Loan (LTV) 85% · Down payment 20%



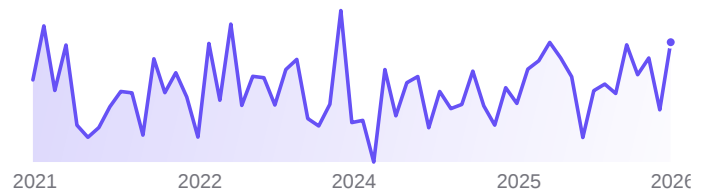
Sellers who sold at a gain

93%



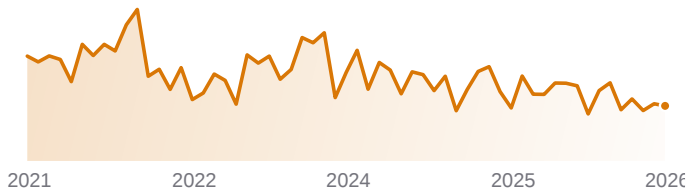
Typical hold before selling

8.0 yrs



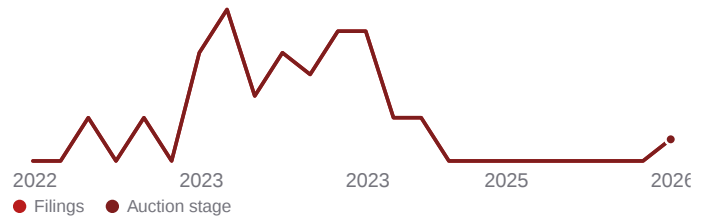
Median annualized return at resale

+4.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,102
Median value (AVM)	\$305K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1963
Single family	72%
Condos	2.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	58%
Underwater (LTV 125% or more)	1.9%
Owner occupied	71%
Company owned	19%
Median loan-to-value	42%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	20,425
Density	107 / mi²
Median household income	\$54K
Average household income	\$65K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	165
Homes occupied	94%
Bachelor's or higher	11%
Poverty rate	19.8%
Unemployment	1.1%
Average temp	53°F
Annual precip	42 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.