

Roseburg 97471

ZIP code · OR · Oregon > Douglas County > Roseburg

BALANCED MARKET

\$380K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

364

SALES (12 MO)

\$390K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

Balanced

Seller's market

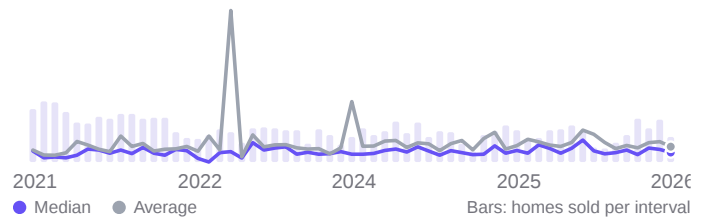
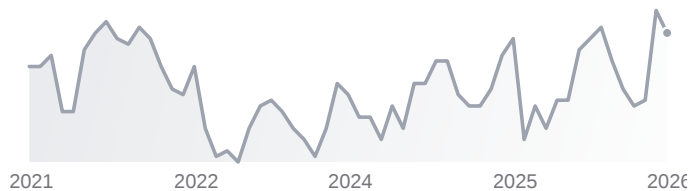
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$356K · Average \$412K

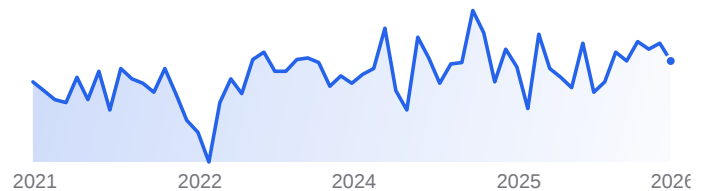
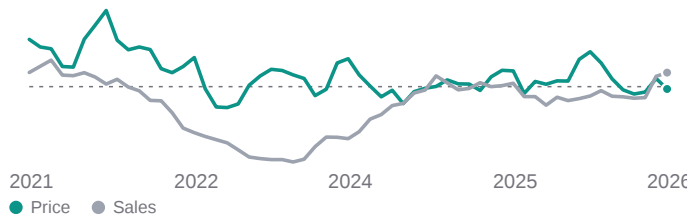


Growth (year over year)

Price -1.2% · Sales +7.1%

Price per square foot

\$244/ft²

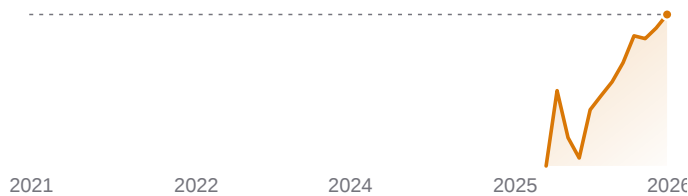


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

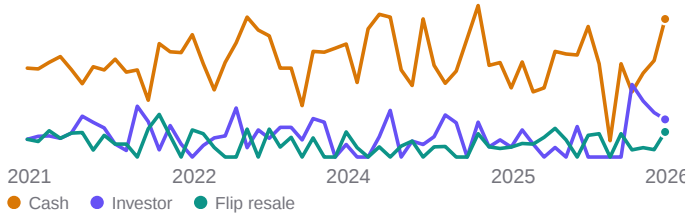
3.5%



BUYERS & OUTCOMES

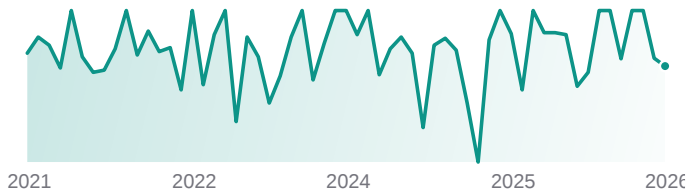
Buyer mix

Cash 42% · Investor 12% · Flip resale 7.7%



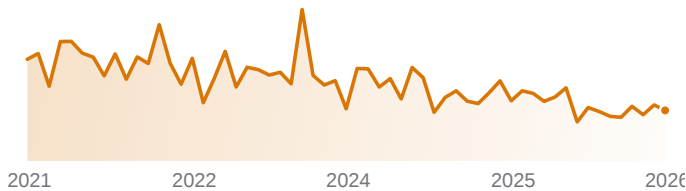
Sellers who sold at a gain

90%

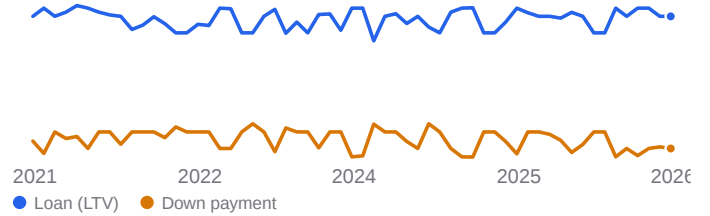


Median annualized return at resale

+4.7%

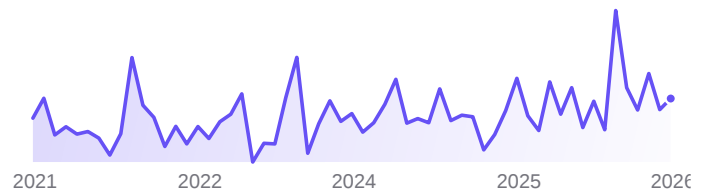


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



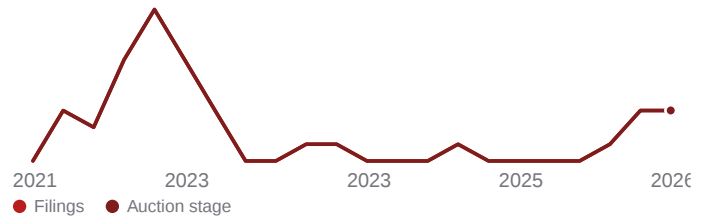
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,257
Median value (AVM)	\$390K
Median size	1,568 ft²
Median bedrooms	3
Median year built	1979
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.0%
Owner occupied	78%
Company owned	20%
Median loan-to-value	40%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	30,562
Density	141 / mi²
Median household income	\$70K
Average household income	\$93K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	176
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	14.4%
Unemployment	1.2%
Average temp	52°F
Annual precip	49 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.