

Scottsburg 97473

ZIP code · OR · Oregon · Douglas County

SELLER'S MARKET

\$414K

MEDIAN SALE PRICE

+28.4%

1-YR CHANGE

6

SALES (12 MO)

\$410K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



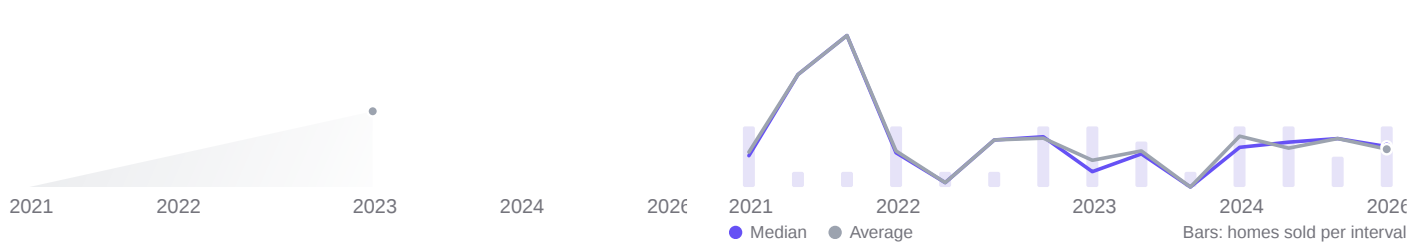
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$376K · Average \$356K

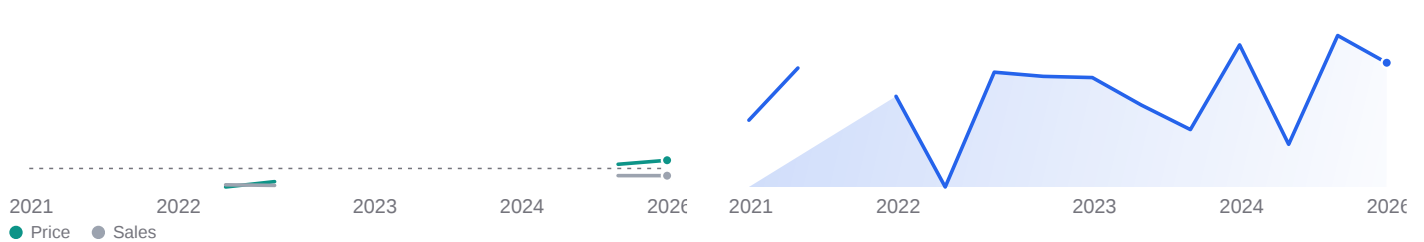


Growth (year over year)

Price +28.4% · Sales -25.0%

Price per square foot

\$321/ft²

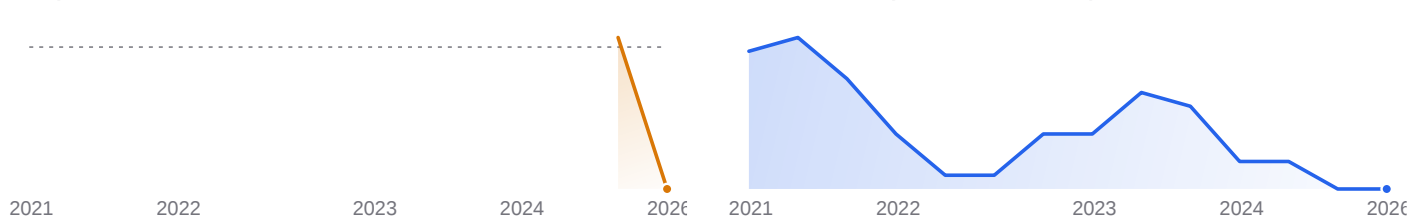


Sale premium vs estimated value

-11.6%

Annual turnover (share of homes sold)

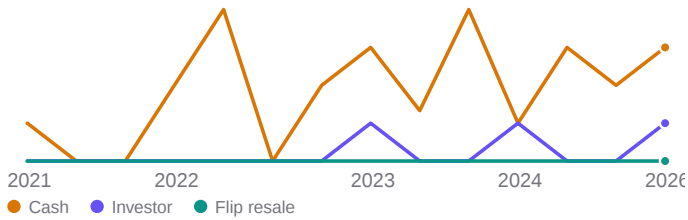
2.9%



BUYERS & OUTCOMES

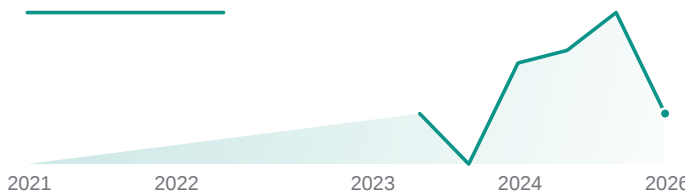
Buyer mix

Cash 75% · Investor 25% · Flip resale 0%



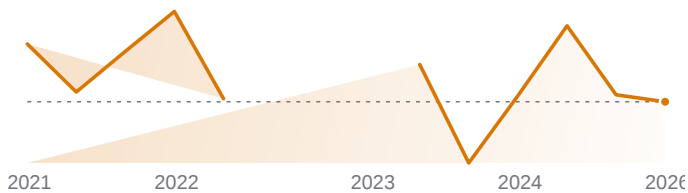
Sellers who sold at a gain

33%

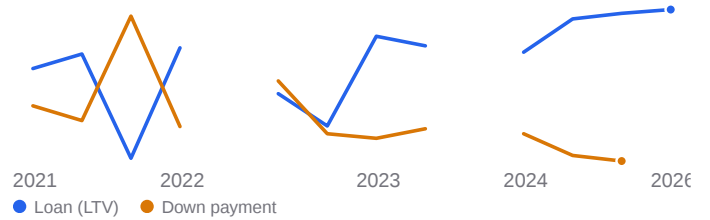


Median annualized return at resale

+0.0%

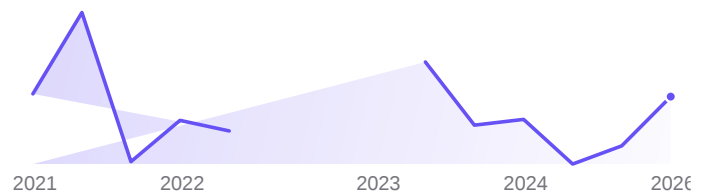


Financing (share of purchase price) Loan (LTV) 100% · Down payment 2.5%



Typical hold before selling

9.3 yrs



HOUSING STOCK

Homes	205
Median value (AVM)	\$410K
Median size	1,370 ft²
Median bedrooms	2
Median year built	1973
Single family	24%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	80%
Underwater (LTV 125% or more)	2.4%
Owner occupied	48%
Company owned	26%
Median loan-to-value	0%
Typical ownership tenure	8.6 yrs

COMMUNITY

Population	397
Density	5 / mi²
Median household income	\$59K
Average household income	\$69K
Crime index (US avg 100)	151
Air pollution index (US avg 100)	125
Earthquake index (US avg 100)	298
Homes occupied	81%
Bachelor's or higher	9%
Poverty rate	19.3%
Unemployment	1.1%
Average temp	52°F
Annual precip	68 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.