

Sutherlin 97479

ZIP code · OR · Oregon > Douglas County > Sutherlin

SELLER'S MARKET

\$352K

MEDIAN SALE PRICE

+5.3%

1-YR CHANGE

142

SALES (12 MO)

\$356K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

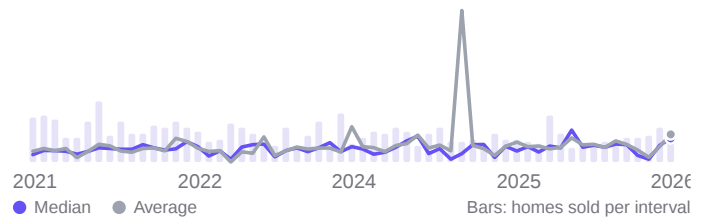
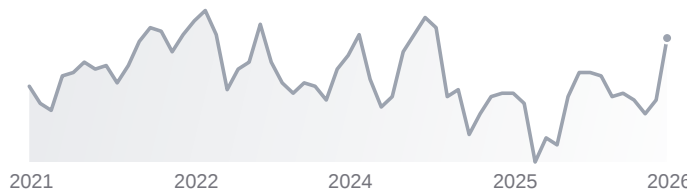
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$425K · Average \$456K

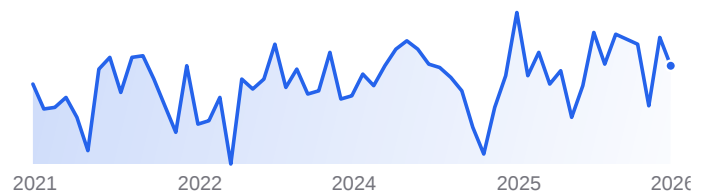
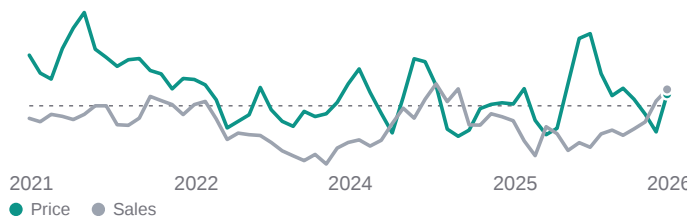


Growth (year over year)

Price +5.3% · Sales +7.6%

Price per square foot

\$241/ft²

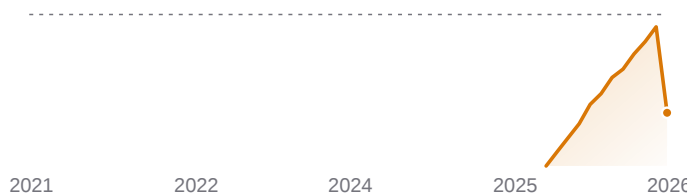


Sale premium vs estimated value

-2.6%

Annual turnover (share of homes sold)

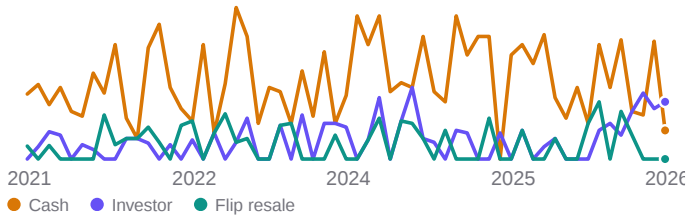
4.3%



BUYERS & OUTCOMES

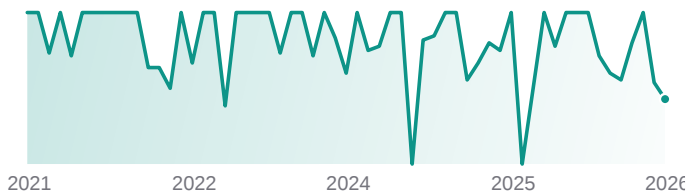
Buyer mix

Cash 10% · Investor 20% · Flip resale 0%



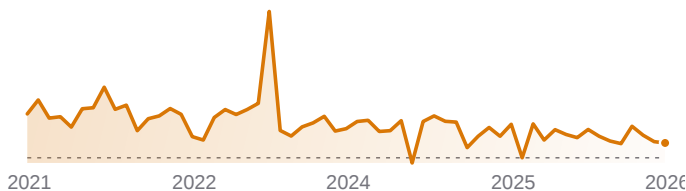
Sellers who sold at a gain

71%

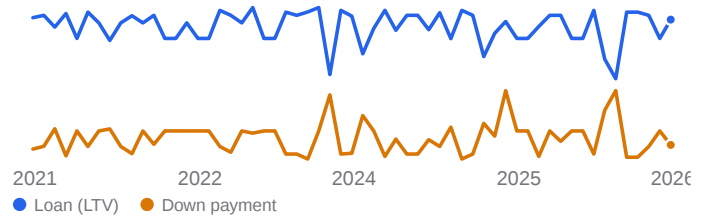


Median annualized return at resale

+3.2%

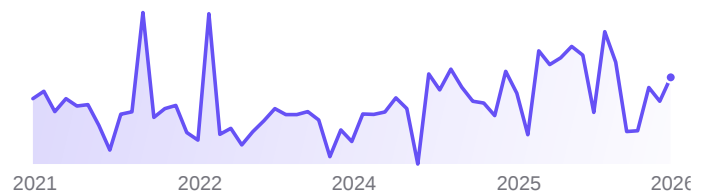


Financing (share of purchase price) Loan (LTV) 92% · Down payment 11%



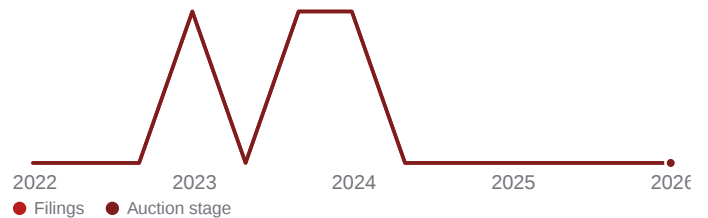
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,286
Median value (AVM)	\$356K
Median size	1,458 ft²
Median bedrooms	3
Median year built	1990
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	0.7%
Owner occupied	76%
Company owned	18%
Median loan-to-value	39%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	9,007
Density	71 / mi²
Median household income	\$59K
Average household income	\$71K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	167
Homes occupied	95%
Bachelor's or higher	11%
Poverty rate	13.5%
Unemployment	1.1%
Average temp	53°F
Annual precip	48 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.