

Umpqua 97486

ZIP code · OR · Oregon · Douglas County

SELLER'S MARKET

\$245K

MEDIAN SALE PRICE

-49.1%

1-YR CHANGE

7

SALES (12 MO)

\$474K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



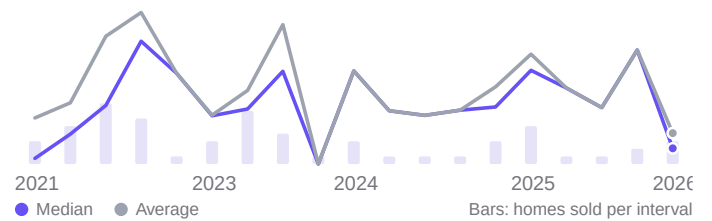
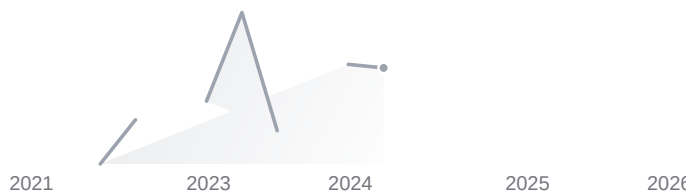
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$227K · Average \$277K

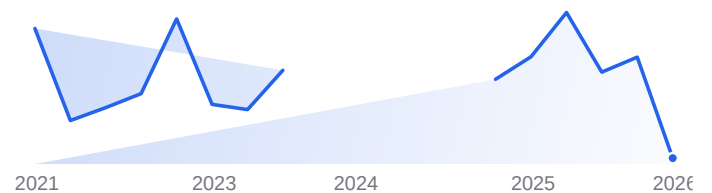
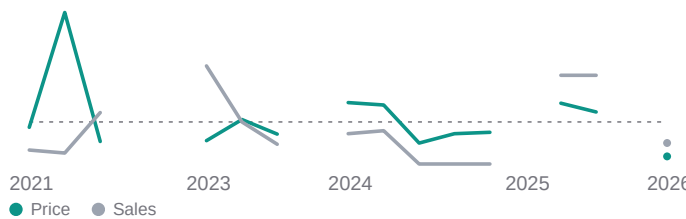


Growth (year over year)

Price -49.1% · Sales -30.0%

Price per square foot

\$123/ft²

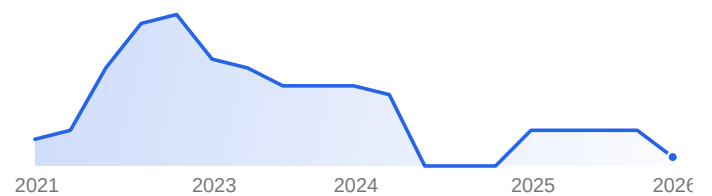
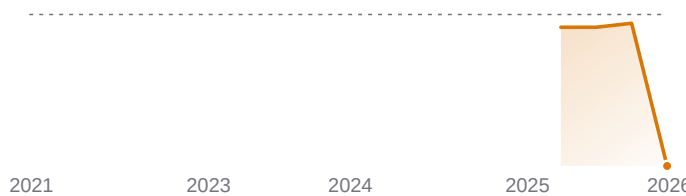


Sale premium vs estimated value

-41.5%

Annual turnover (share of homes sold)

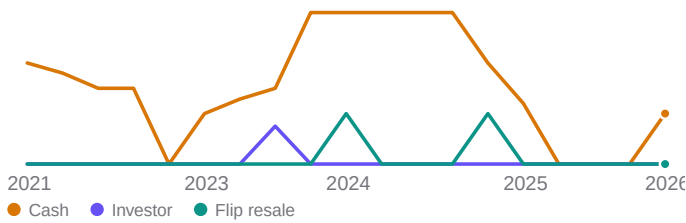
2.2%



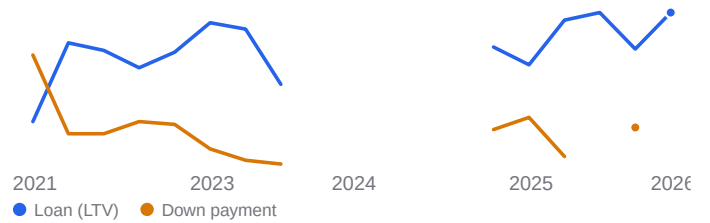
BUYERS & OUTCOMES

Buyer mix

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

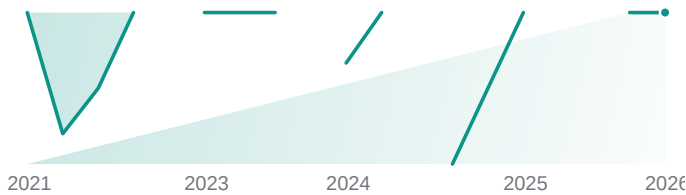


Financing (share of purchase price) Loan (LTV) 100% · Down payment 24%



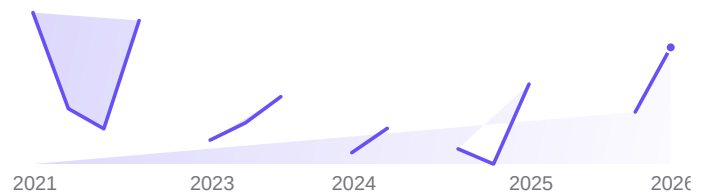
Sellers who sold at a gain

100%



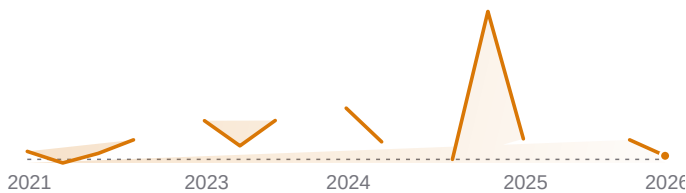
Typical hold before selling

12.5 yrs



Median annualized return at resale

+1.5%



HOUSING STOCK

Homes	318
Median value (AVM)	\$474K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1985
Single family	20%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	83%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	27%
Median loan-to-value	12%
Typical ownership tenure	11.3 yrs

COMMUNITY

Population	2,146
Density	9 / mi²
Median household income	\$94K
Average household income	\$94K
Crime index (US avg 100)	63
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	216
Homes occupied	93%
Bachelor's or higher	19%
Poverty rate	10.2%
Unemployment	1.1%
Average temp	51°F
Annual precip	67 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.