

Westfir 97492

ZIP code · OR · Oregon > Lane County > Westfir

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-22.3%

1-YR CHANGE

8

SALES (12 MO)

\$304K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



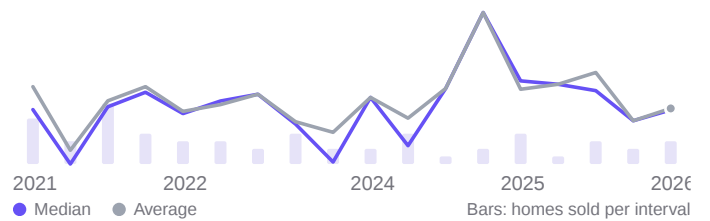
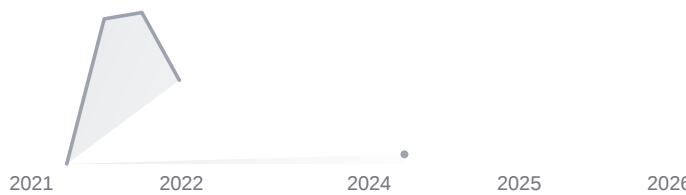
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$305K · Average \$311K

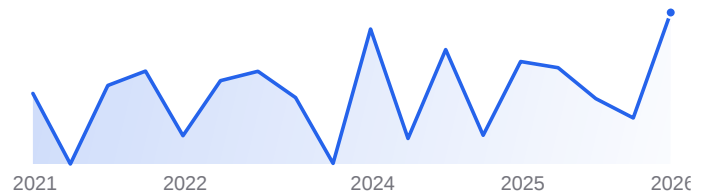
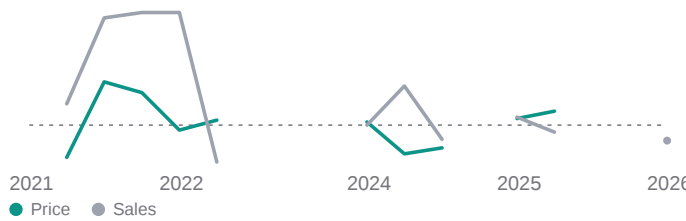


Growth (year over year)

Price -22.3% · Sales -20.0%

Price per square foot

\$389/ft²

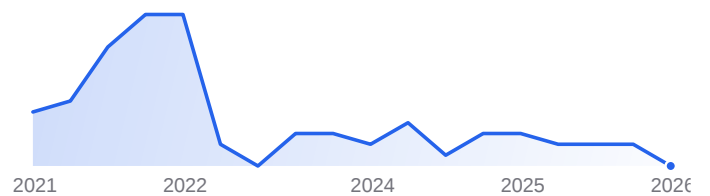
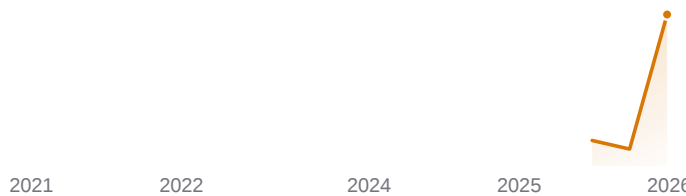


Sale premium vs estimated value

+1.6%

Annual turnover (share of homes sold)

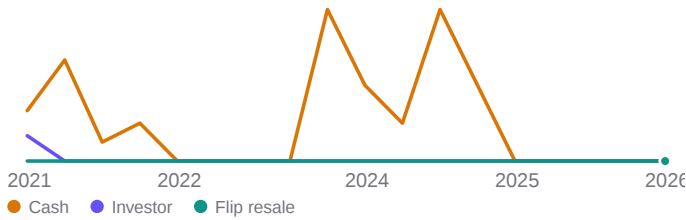
2.7%



BUYERS & OUTCOMES

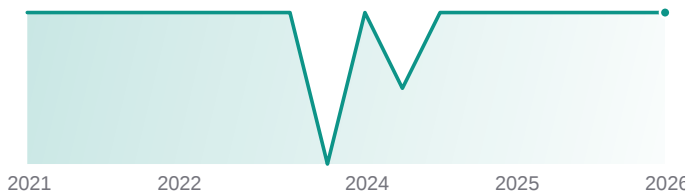
Buyer mix

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



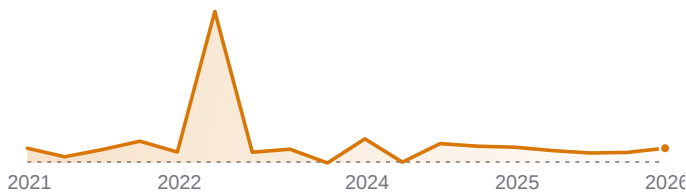
Sellers who sold at a gain

100%

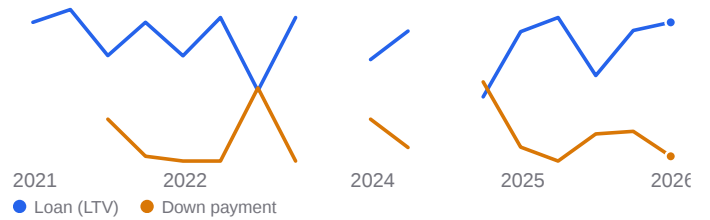


Median annualized return at resale

+9.0%

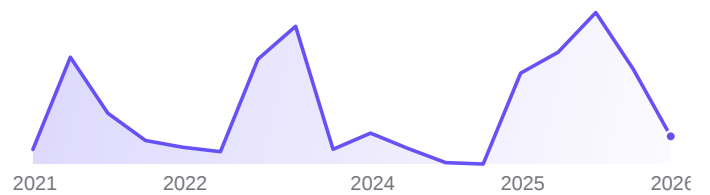


Financing (share of purchase price) Loan (LTV) 95% · Down payment 5.0%



Typical hold before selling

5.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	298
Median value (AVM)	\$304K
Median size	1,297 ft²
Median bedrooms	3
Median year built	1954
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.6%
Owner occupied	69%
Company owned	18%
Median loan-to-value	35%
Typical ownership tenure	9.9 yrs

COMMUNITY

Population	623
Density	7 / mi²
Median household income	\$40K
Average household income	\$53K
Crime index (US avg 100)	165
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	107
Homes occupied	87%
Bachelor's or higher	22%
Poverty rate	25.2%
Unemployment	0.6%
Average temp	50°F
Annual precip	54 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.