

Westlake 97493

ZIP code · OR · Oregon > Lane County

STRONG SELLER'S MARKET

\$350K

MEDIAN SALE PRICE

-67.6%

1-YR CHANGE

4

SALES (12 MO)

\$416K

MEDIAN VALUE (AVM)

Market temperature

Strong seller's market · 86 / 100

Buyer's market

Balanced

Seller's market

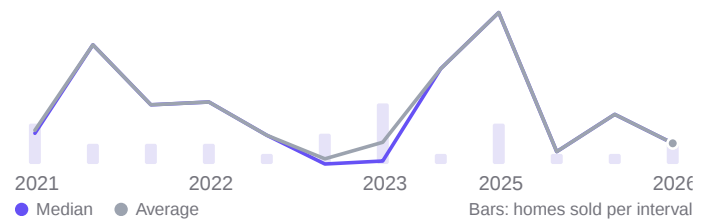
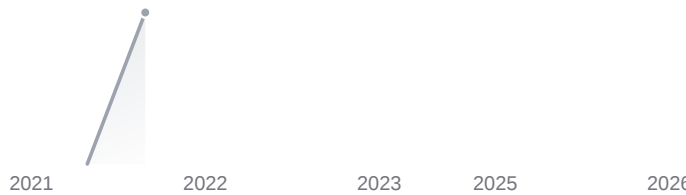
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

86 / 100

Sale prices

Median \$350K · Average \$350K

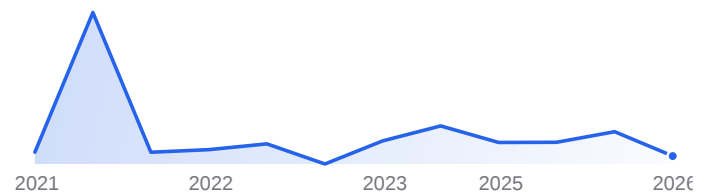
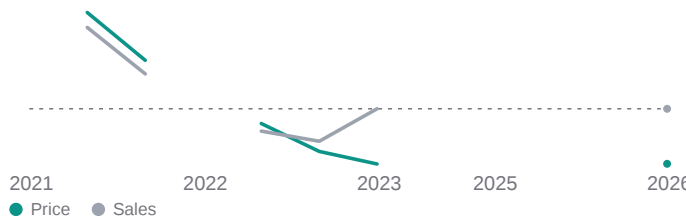


Growth (year over year)

Price -67.6% · Sales +0.0%

Price per square foot

\$246/ft²

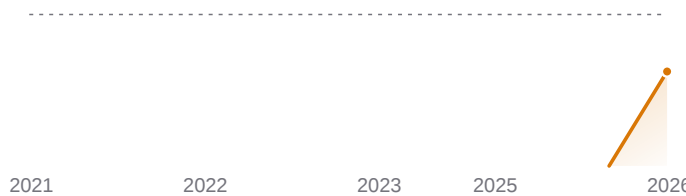


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

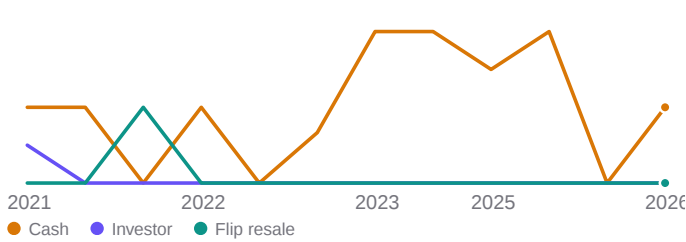
1.7%



BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%



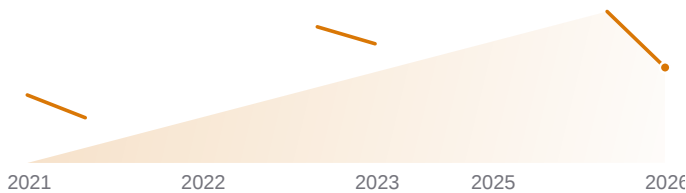
Sellers who sold at a gain

100%

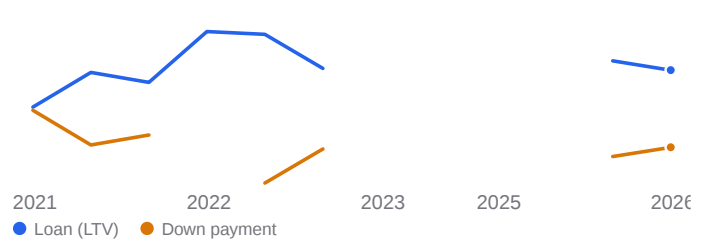


Median annualized return at resale

+9.8%

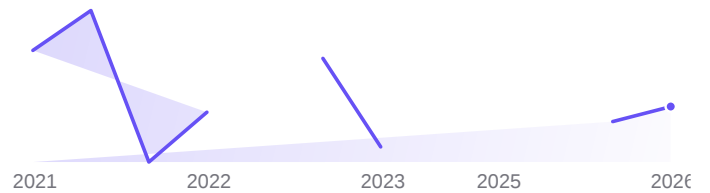


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

8.7 yrs



HOUSING STOCK

Homes	231
Median value (AVM)	\$416K
Median size	1,407 ft²
Median bedrooms	3
Median year built	1969
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	77%
Underwater (LTV 125% or more)	1.7%
Owner occupied	61%
Company owned	33%
Median loan-to-value	22%
Typical ownership tenure	12.2 yrs

COMMUNITY

Population	1,420
Density	21 / mi²
Median household income	\$58K
Average household income	\$78K
Crime index (US avg 100)	148
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	315
Homes occupied	83%
Bachelor's or higher	23%
Poverty rate	12.1%
Unemployment	0.8%
Average temp	52°F
Annual precip	83 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.