

Winchester 97495

ZIP code · OR · Oregon > Douglas County

SELLER'S MARKET

\$580K

MEDIAN SALE PRICE

+18.9%

1-YR CHANGE

28

SALES (12 MO)

\$534K

MEDIAN VALUE (AVM)

Market temperature

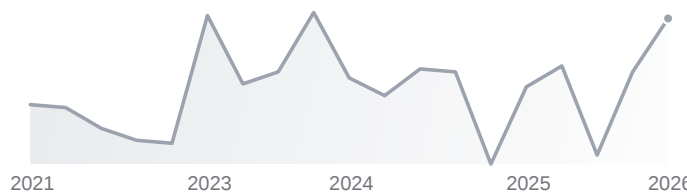
Seller's market · 78 / 100



MARKET TRENDS (5 YEARS)

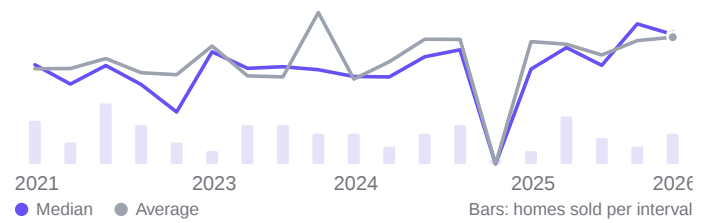
Market temperature (0–100)

78 / 100



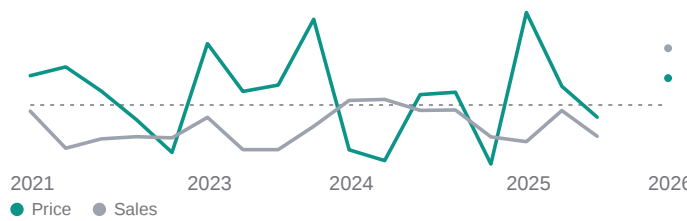
Sale prices

Median \$582K · Average \$571K



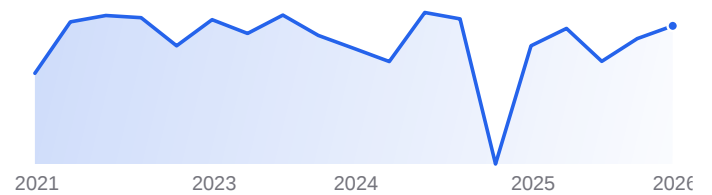
Growth (year over year)

Price +18.9% · Sales +40.0%



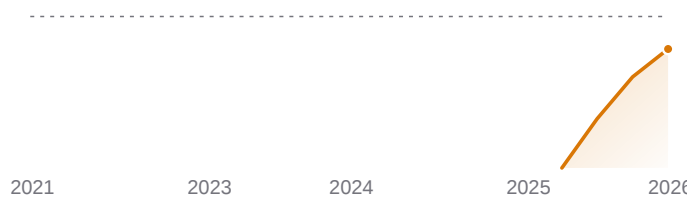
Price per square foot

\$242/ft²



Sale premium vs estimated value

-2.2%



Annual turnover (share of homes sold)

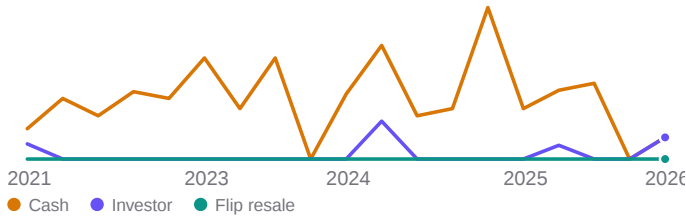
4.2%



BUYERS & OUTCOMES

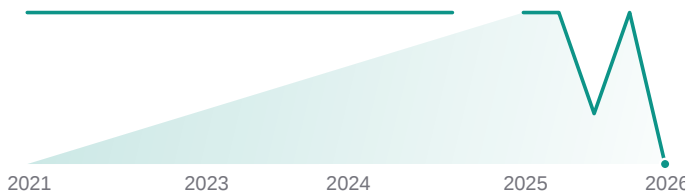
Buyer mix

Cash 14% · Investor 14% · Flip resale 0%



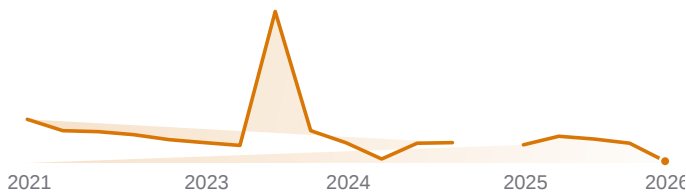
Sellers who sold at a gain

75%

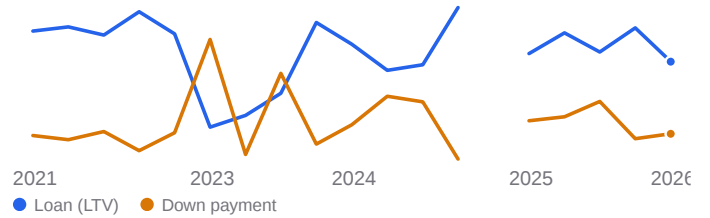


Median annualized return at resale

+0.6%

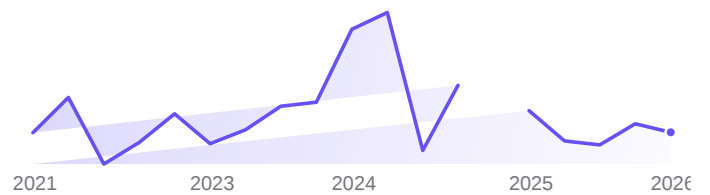


Financing (share of purchase price) Loan (LTV) 63% · Down payment 20%



Typical hold before selling

6.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	665
Median value (AVM)	\$534K
Median size	1,946 ft²
Median bedrooms	3
Median year built	1994
Single family	89%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.7%
Owner occupied	71%
Company owned	26%
Median loan-to-value	36%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,118
Density	143 / mi²
Median household income	\$77K
Average household income	\$81K
Crime index (US avg 100)	112
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	172
Homes occupied	97%
Bachelor's or higher	28%
Poverty rate	12.6%
Unemployment	0.9%
Average temp	53°F
Annual precip	38 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.