

Winston 97496

ZIP code · OR · Oregon > Douglas County > Winston

BUYER'S MARKET

\$292K

MEDIAN SALE PRICE

-19.7%

1-YR CHANGE

92

SALES (12 MO)

\$315K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



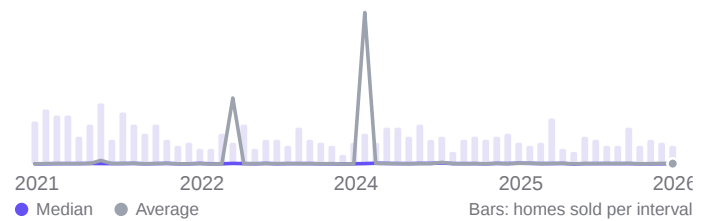
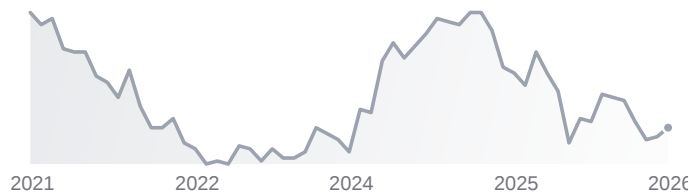
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$325K · Average \$307K

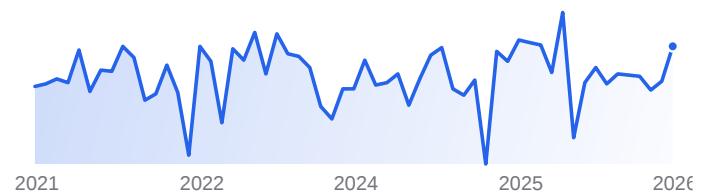
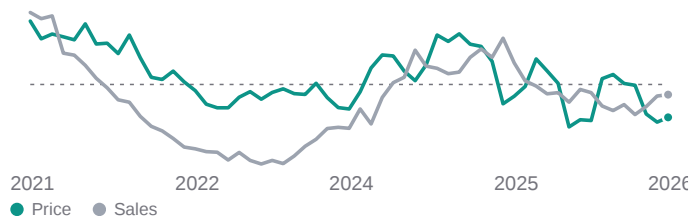


Growth (year over year)

Price -19.7% · Sales -6.1%

Price per square foot

\$241/ft²

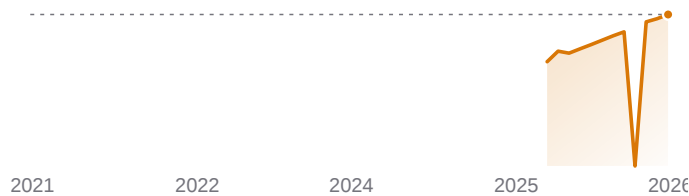


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

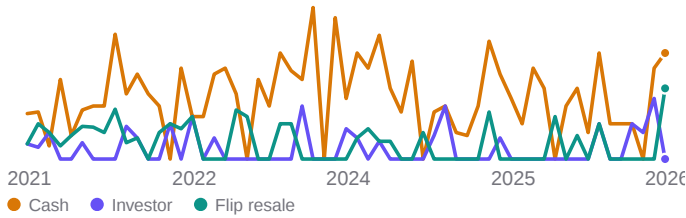
3.7%



BUYERS & OUTCOMES

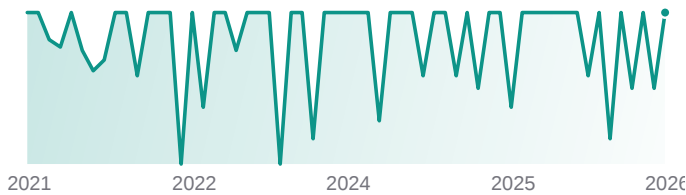
Buyer mix

Cash 50% · Investor 0% · Flip resale 33%



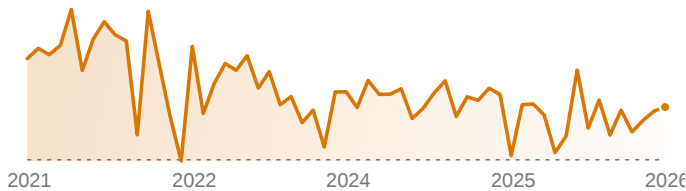
Sellers who sold at a gain

100%

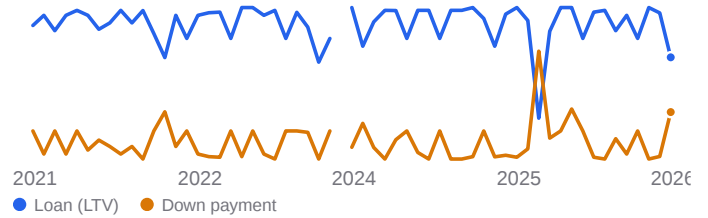


Median annualized return at resale

+5.6%

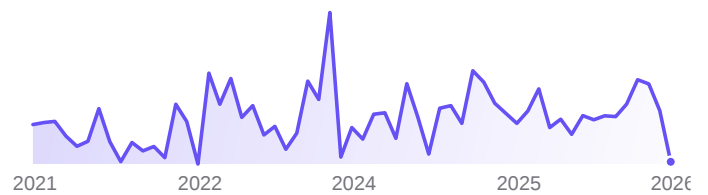


Financing (share of purchase price) Loan (LTV) 68% · Down payment 32%



Typical hold before selling

0.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,494
Median value (AVM)	\$315K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1980
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	0.9%
Owner occupied	71%
Company owned	15%
Median loan-to-value	42%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	7,529
Density	56 / mi²
Median household income	\$55K
Average household income	\$72K
Crime index (US avg 100)	125
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	190
Homes occupied	95%
Bachelor's or higher	10%
Poverty rate	16.2%
Unemployment	1.2%
Average temp	52°F
Annual precip	43 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.