

Wolf Creek 97497

ZIP code · OR · Oregon · Josephine County

BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

-42.9%

1-YR CHANGE

16

SALES (12 MO)

\$365K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



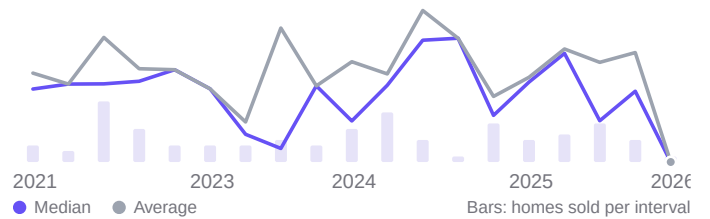
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

23 / 100

Sale prices

Median \$97K · Average \$97K

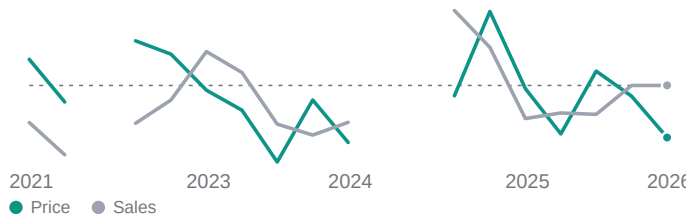


Growth (year over year)

Price -42.9% · Sales +0.0%

Price per square foot

\$70/ft²

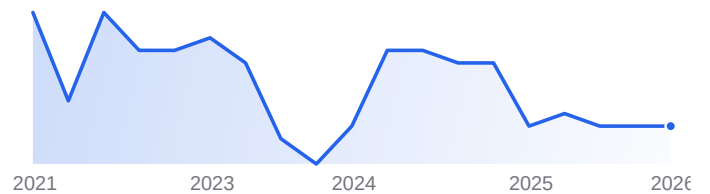


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

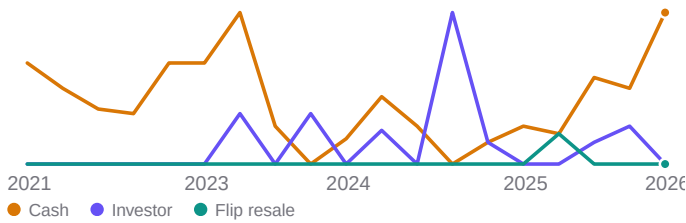
2.4%



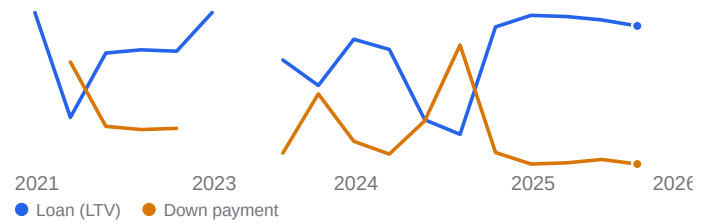
BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 0% · Flip resale 0%

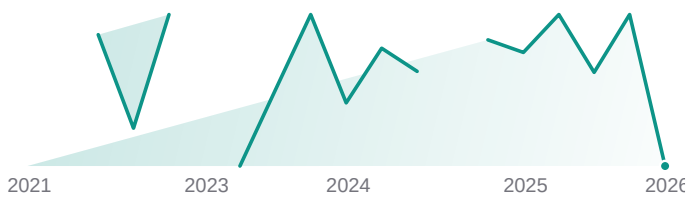


Financing (share of purchase price) Loan (LTV) 91% · Down payment 1.8%



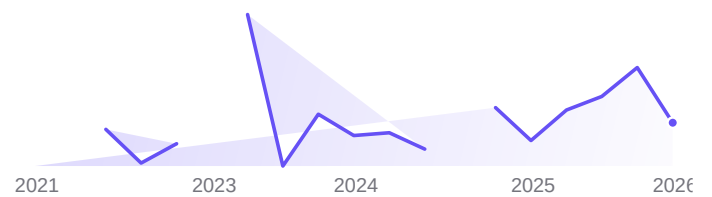
Sellers who sold at a gain

0%



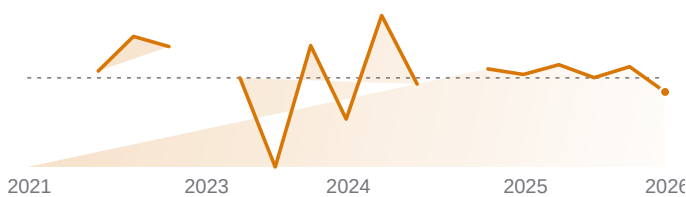
Typical hold before selling

5.5 yrs



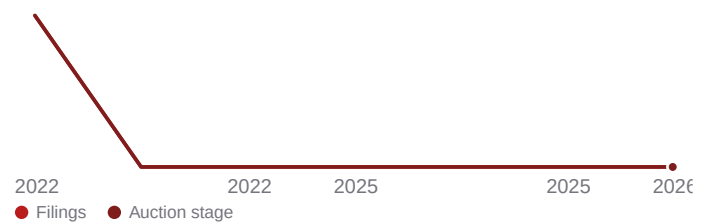
Median annualized return at resale

-4.6%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	661
Median value (AVM)	\$365K
Median size	1,344 ft²
Median bedrooms	2
Median year built	1981
Single family	77%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	75%
Underwater (LTV 125% or more)	1.0%
Owner occupied	55%
Company owned	19%
Median loan-to-value	5%
Typical ownership tenure	10.9 yrs

COMMUNITY

Population	1,214
Density	7 / mi²
Median household income	\$51K
Average household income	\$81K
Crime index (US avg 100)	154
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	197
Homes occupied	83%
Bachelor's or higher	15%
Poverty rate	22.2%
Unemployment	0.9%
Average temp	52°F
Annual precip	42 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.