

Yoncalla 97499

ZIP code · OR · Oregon > Douglas County > Yoncalla

STRONG BUYER'S MARKET

\$209K

MEDIAN SALE PRICE

-34.0%

1-YR CHANGE

11

SALES (12 MO)

\$279K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 16 / 100



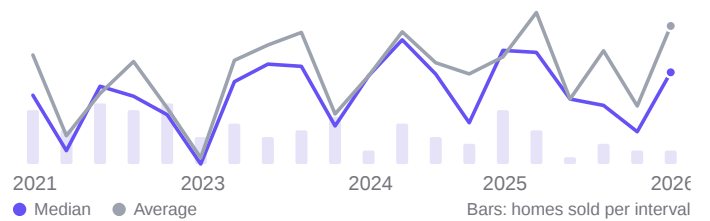
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

16 / 100

Sale prices

Median \$266K · Average \$356K

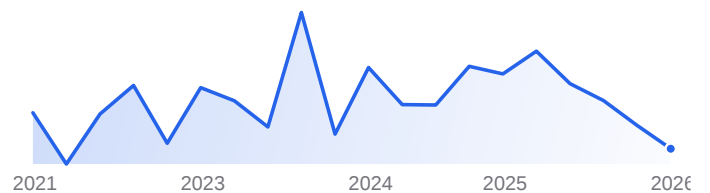
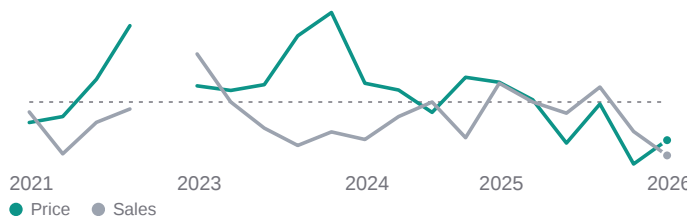


Growth (year over year)

Price -34.0% · Sales -47.6%

Price per square foot

\$124/ft²

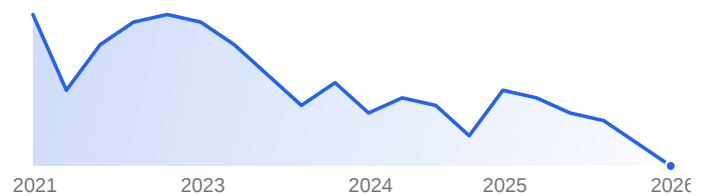
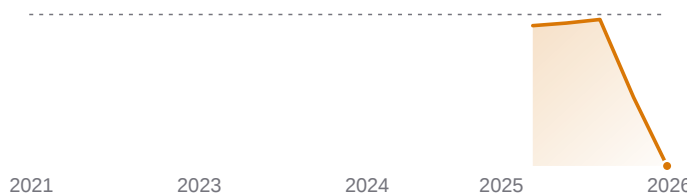


Sale premium vs estimated value

-43.9%

Annual turnover (share of homes sold)

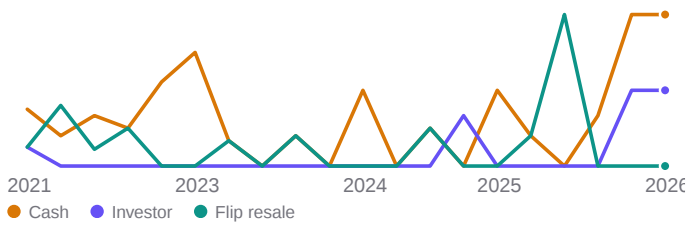
1.8%



BUYERS & OUTCOMES

Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



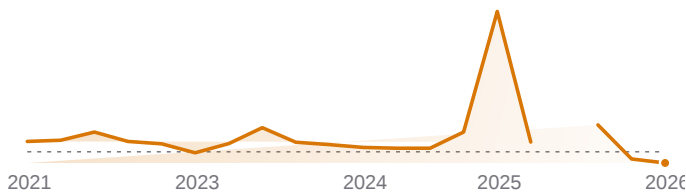
Sellers who sold at a gain

50%



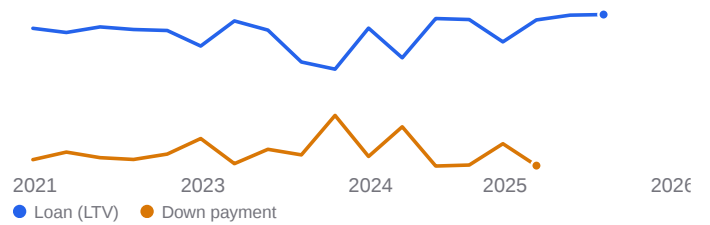
Median annualized return at resale

-14.5%



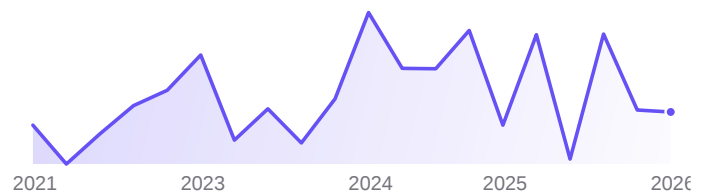
Financing (share of purchase price)

Loan (LTV) 100% · Down payment 2.5%



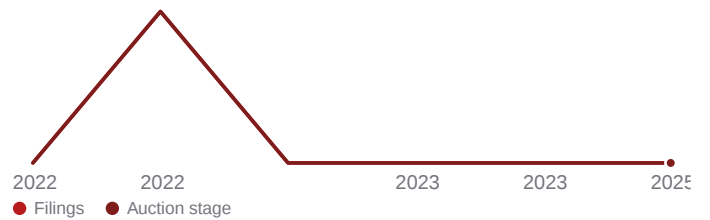
Typical hold before selling

3.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	627
Median value (AVM)	\$279K
Median size	1,296 ft²
Median bedrooms	3
Median year built	1970
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.1%
Owner occupied	57%
Company owned	17%
Median loan-to-value	29%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	2,335
Density	19 / mi²
Median household income	\$58K
Average household income	\$70K
Crime index (US avg 100)	114
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	170
Homes occupied	90%
Bachelor's or higher	12%
Poverty rate	11.2%
Unemployment	1.0%
Average temp	52°F
Annual precip	53 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.