

Medford 97501

ZIP code · OR · Oregon > Jackson County > Medford

BUYER'S MARKET

\$357K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

443

SALES (12 MO)

\$366K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



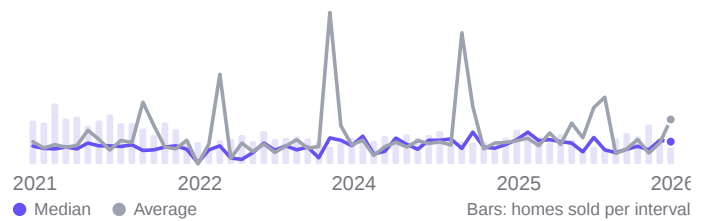
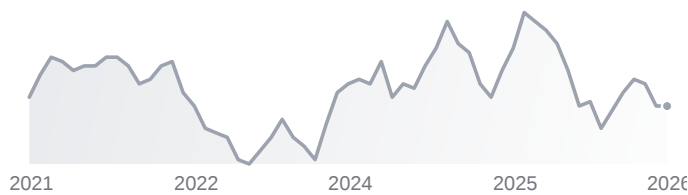
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$365K · Average \$446K

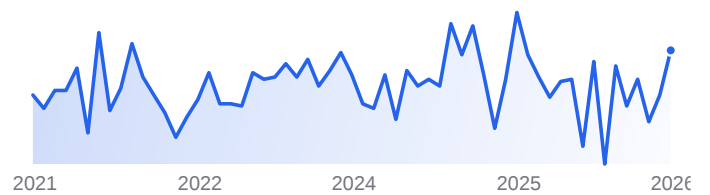
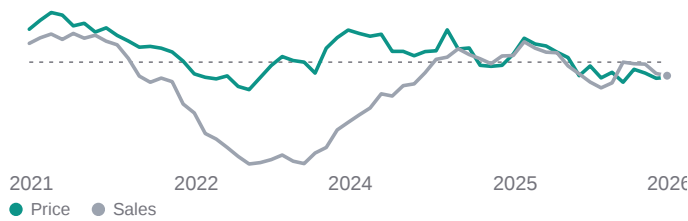


Growth (year over year)

Price -6.2% · Sales -5.5%

Price per square foot

\$268/ft²

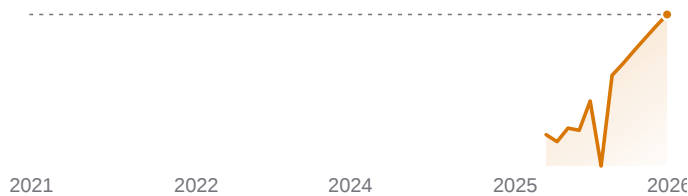


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

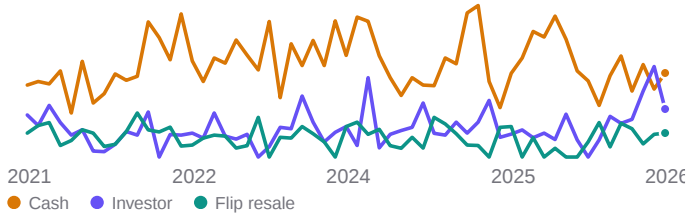
3.0%



BUYERS & OUTCOMES

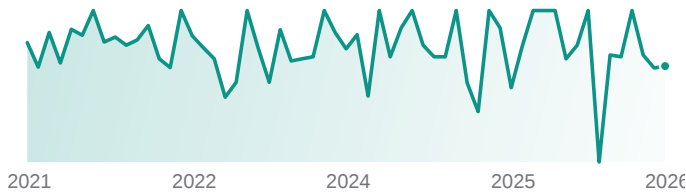
Buyer mix

Cash 21% · Investor 12% · Flip resale 6.1%



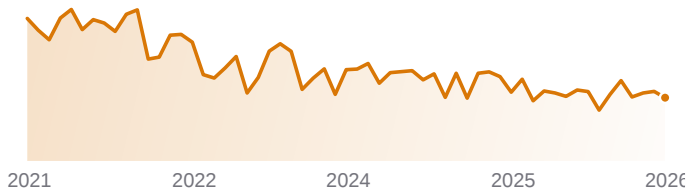
Sellers who sold at a gain

90%

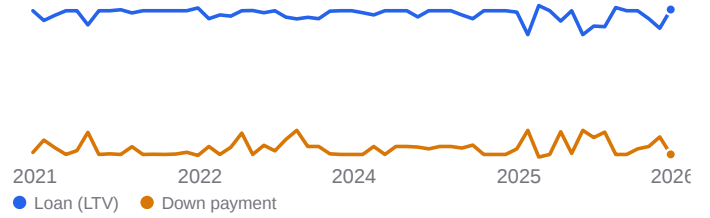


Median annualized return at resale

+4.5%

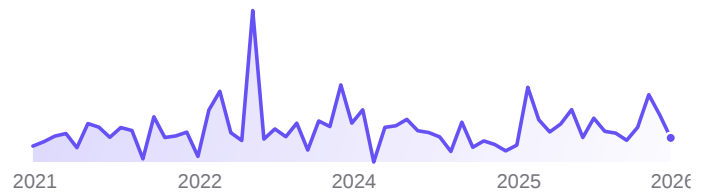


Financing (share of purchase price) Loan (LTV) 96% · Down payment 5.0%



Typical hold before selling

5.9 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	14,779
Median value (AVM)	\$366K
Median size	1,402 ft²
Median bedrooms	3
Median year built	1977
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	71%
Company owned	20%
Median loan-to-value	48%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	48,089
Density	907 / mi²
Median household income	\$64K
Average household income	\$75K
Crime index (US avg 100)	101
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	133
Homes occupied	95%
Bachelor's or higher	13%
Poverty rate	12.6%
Unemployment	1.5%
Average temp	52°F
Annual precip	23 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.