

Central Point 97502

ZIP code · OR · Oregon · Jackson County · Central Point

BALANCED MARKET

\$390K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

305

SALES (12 MO)

\$414K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 43 / 100



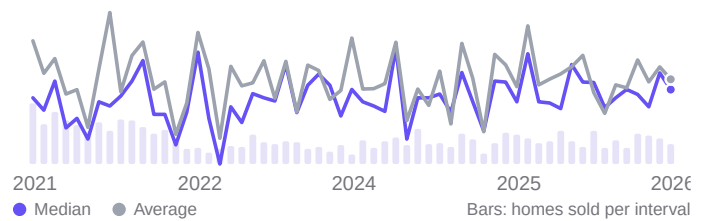
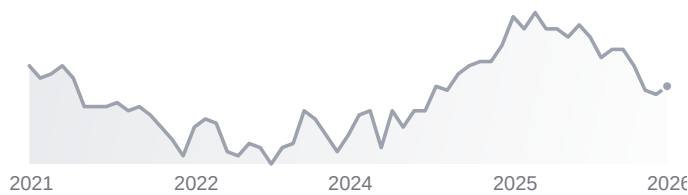
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

43 / 100

Sale prices

Median \$390K · Average \$402K

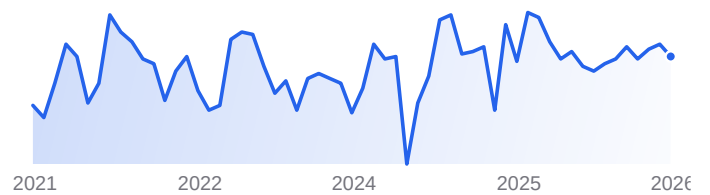
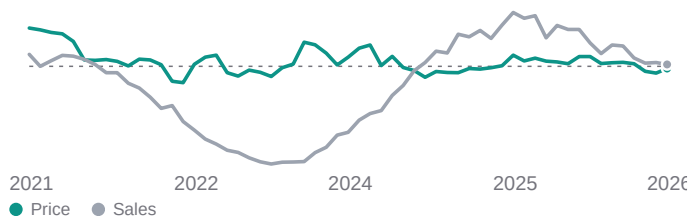


Growth (year over year)

Price -1.2% · Sales +1.0%

Price per square foot

\$252/ft²

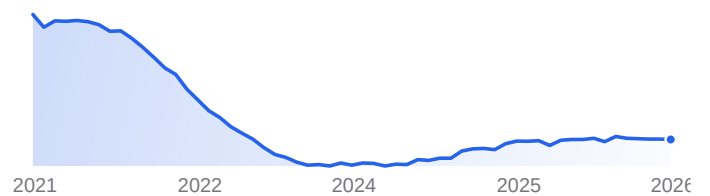
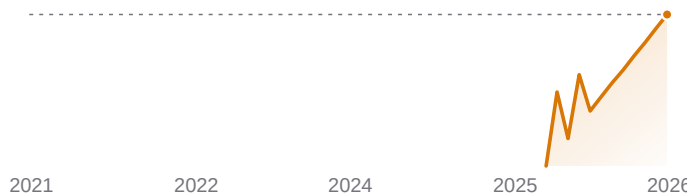


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

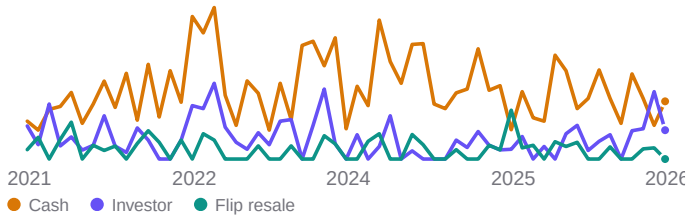
2.6%



BUYERS & OUTCOMES

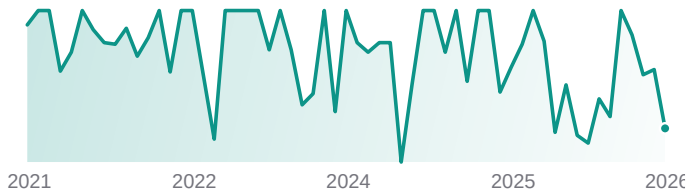
Buyer mix

Cash 19% · Investor 9.5% · Flip resale 0%



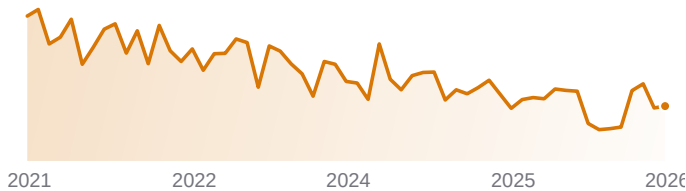
Sellers who sold at a gain

83%

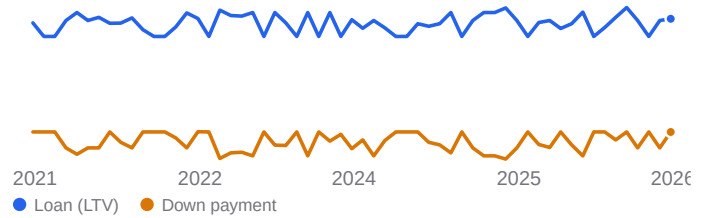


Median annualized return at resale

+3.7%

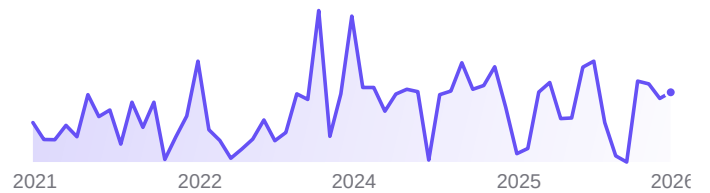


Financing (share of purchase price) Loan (LTV) 91% · Down payment 20%



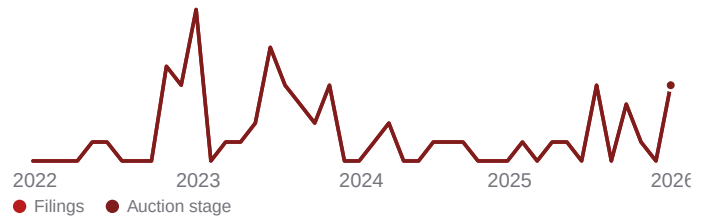
Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	11,633
Median value (AVM)	\$414K
Median size	1,514 ft²
Median bedrooms	3
Median year built	1991
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	21%
Median loan-to-value	47%
Typical ownership tenure	10.5 yrs

COMMUNITY

Population	32,146
Density	340 / mi²
Median household income	\$77K
Average household income	\$103K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	124
Earthquake index (US avg 100)	127
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	9.1%
Unemployment	1.4%
Average temp	53°F
Annual precip	22 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.