

White City 97503

ZIP code · OR · Oregon > Jackson County > White City

BUYER'S MARKET

\$331K

MEDIAN SALE PRICE

-0.0%

1-YR CHANGE

127

SALES (12 MO)

\$340K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 31 / 100



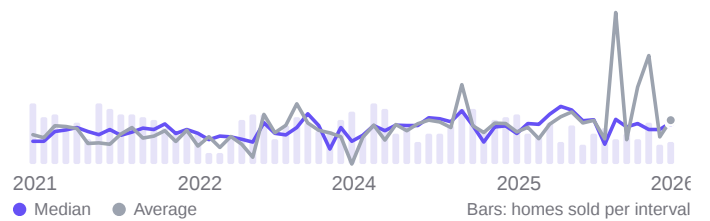
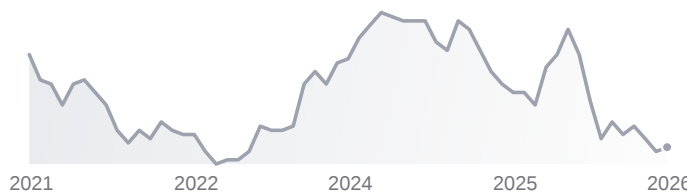
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

31 / 100

Sale prices

Median \$343K · Average \$349K

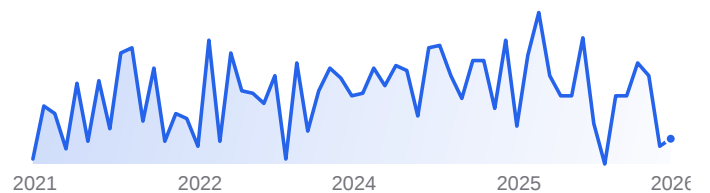
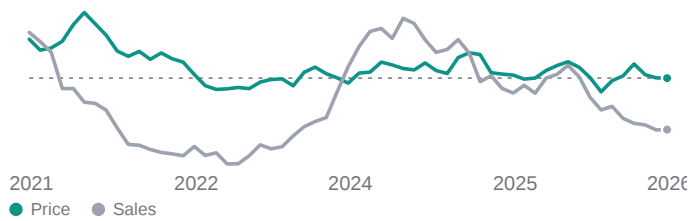


Growth (year over year)

Price -0.0% · Sales -24.4%

Price per square foot

\$236/ft²

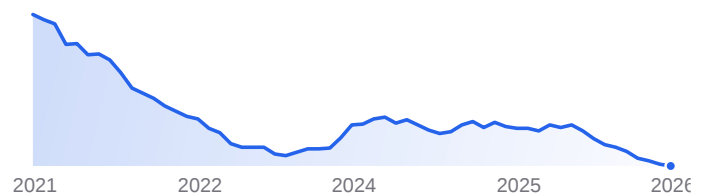
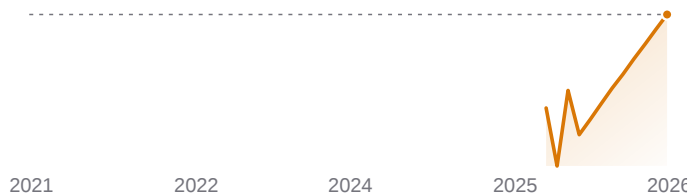


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

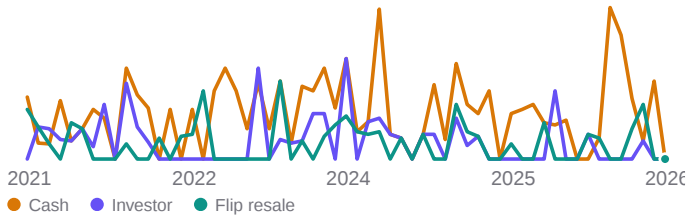
2.5%



BUYERS & OUTCOMES

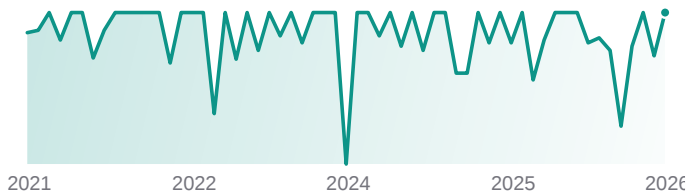
Buyer mix

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



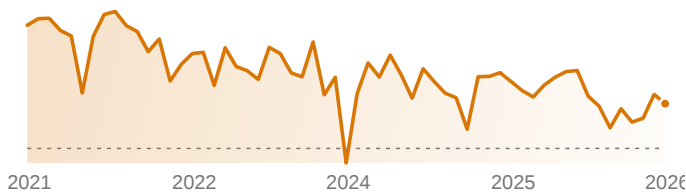
Sellers who sold at a gain

100%

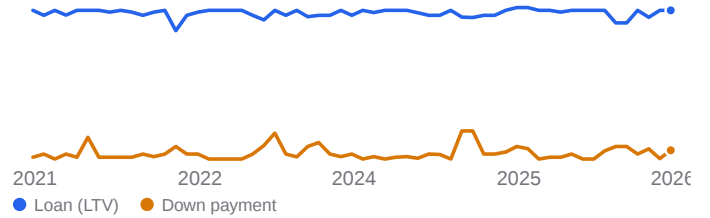


Median annualized return at resale

+4.1%

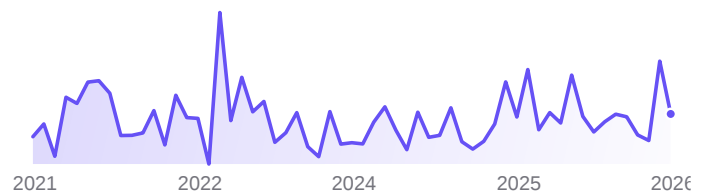


Financing (share of purchase price) Loan (LTV) 98% · Down payment 7.5%



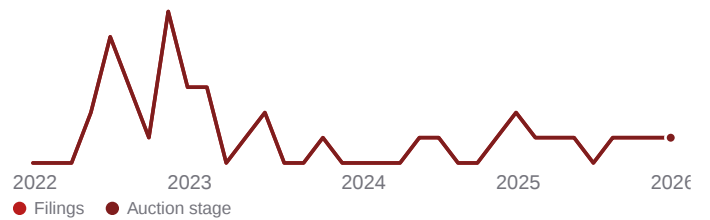
Typical hold before selling

5.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,106
Median value (AVM)	\$340K
Median size	1,288 ft²
Median bedrooms	3
Median year built	1993
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	44%
Underwater (LTV 125% or more)	1.1%
Owner occupied	81%
Company owned	12%
Median loan-to-value	58%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	11,284
Density	128 / mi²
Median household income	\$66K
Average household income	\$86K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	117
Earthquake index (US avg 100)	125
Homes occupied	96%
Bachelor's or higher	12%
Poverty rate	19.8%
Unemployment	1.4%
Average temp	52°F
Annual precip	28 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.