

Medford 97504

ZIP code · OR · Oregon > Jackson County > Medford

BALANCED MARKET

\$471K

MEDIAN SALE PRICE

+0.4%

1-YR CHANGE

767

SALES (12 MO)

\$437K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



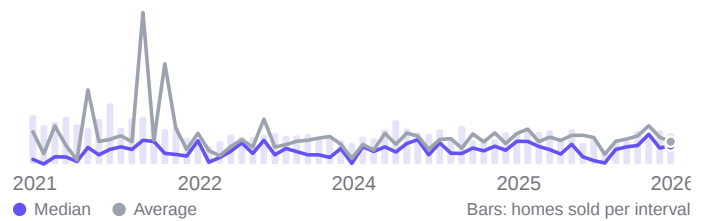
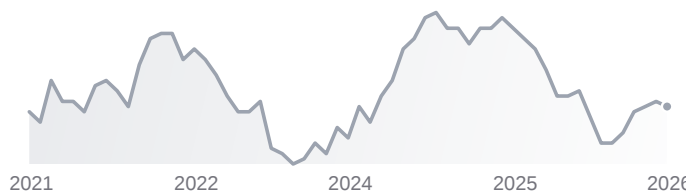
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$460K · Average \$475K

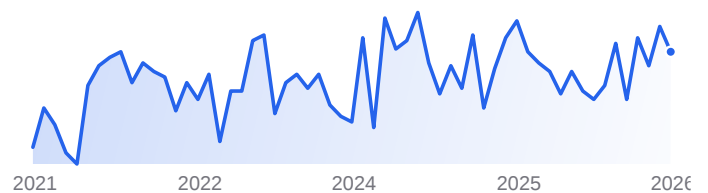
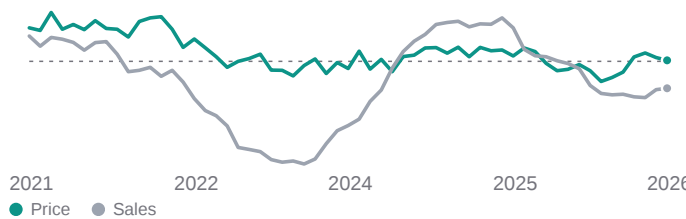


Growth (year over year)

Price +0.4% · Sales -9.9%

Price per square foot

\$268/ft²

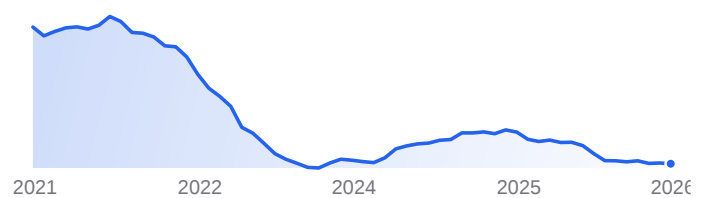
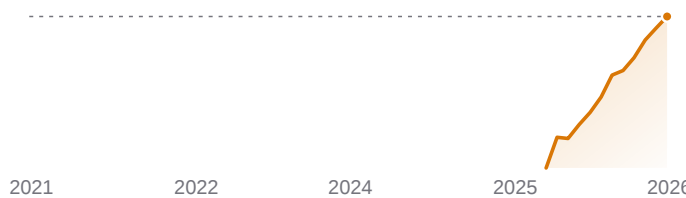


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

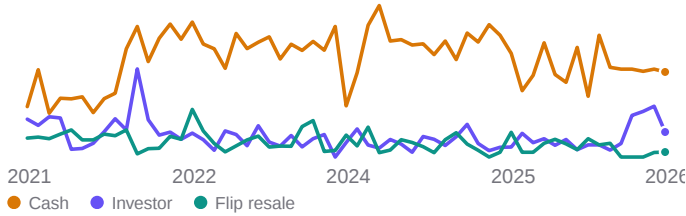
4.6%



BUYERS & OUTCOMES

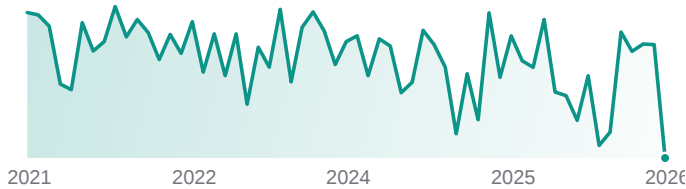
Buyer mix

Cash 23% · Investor 6.8% · Flip resale 1.4%



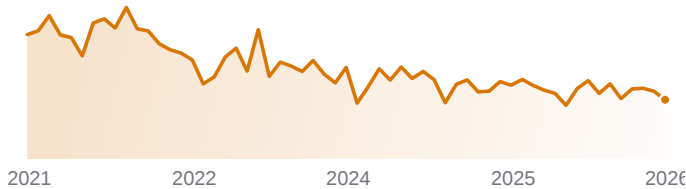
Sellers who sold at a gain

82%

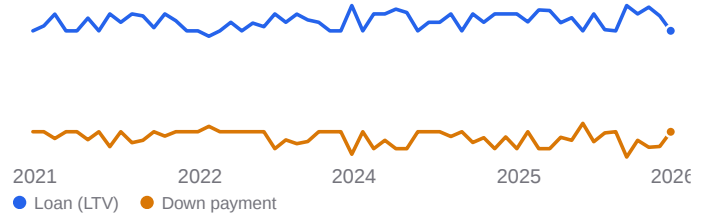


Median annualized return at resale

+3.7%

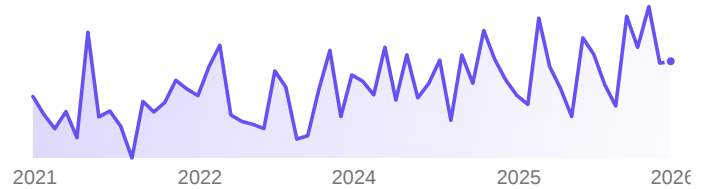


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	16,610
Median value (AVM)	\$437K
Median size	1,779 ft²
Median bedrooms	3
Median year built	1988
Single family	94%
Condos	0.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.8%
Owner occupied	76%
Company owned	26%
Median loan-to-value	50%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	49,905
Density	1,056 / mi ²
Median household income	\$77K
Average household income	\$98K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	119
Earthquake index (US avg 100)	126
Homes occupied	94%
Bachelor's or higher	23%
Poverty rate	9.9%
Unemployment	1.3%
Average temp	52°F
Annual precip	26 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.