

Ashland 97520

ZIP code · OR · Oregon > Jackson County > Ashland

BALANCED MARKET

\$533K

MEDIAN SALE PRICE

-5.6%

1-YR CHANGE

400

SALES (12 MO)

\$570K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



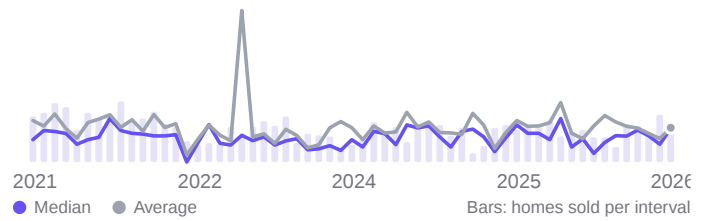
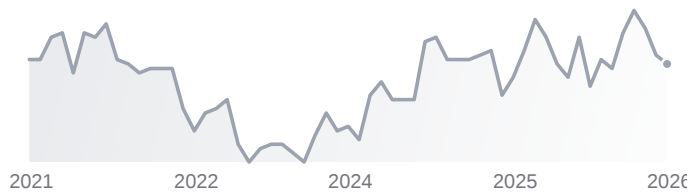
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$575K · Average \$580K

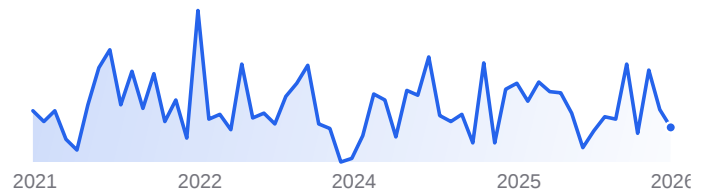
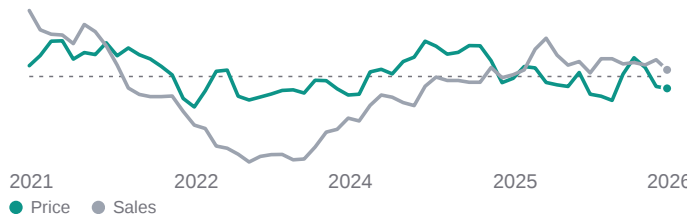


Growth (year over year)

Price -5.6% · Sales +3.1%

Price per square foot

\$311/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

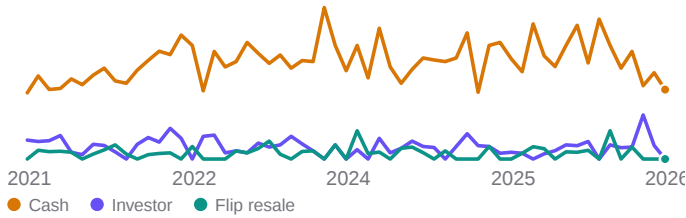
3.9%



BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 0% · Flip resale 0%



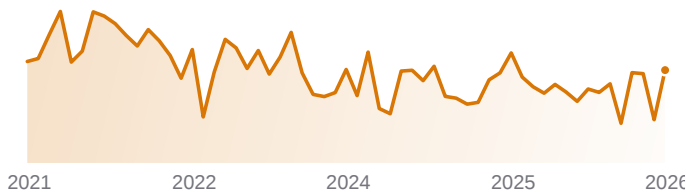
Sellers who sold at a gain

93%

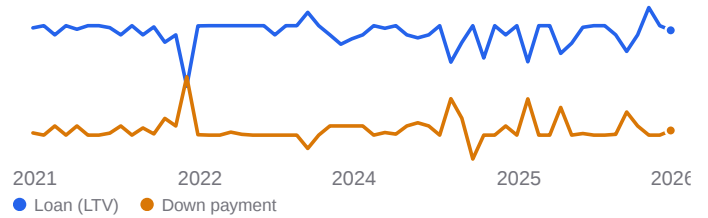


Median annualized return at resale

+3.6%

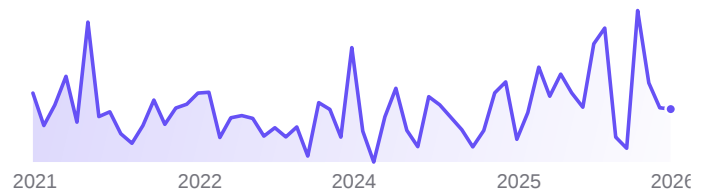


Financing (share of purchase price) Loan (LTV) 78% · Down payment 23%



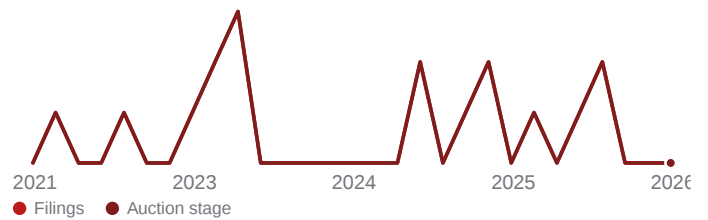
Typical hold before selling

8.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	10,167
Median value (AVM)	\$570K
Median size	1,640 ft²
Median bedrooms	3
Median year built	1980
Single family	84%
Condos	2.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.8%
Owner occupied	67%
Company owned	37%
Median loan-to-value	33%

Typical ownership tenure

9.6 yrs

COMMUNITY

Population	27,172
Density	51 / mi²
Median household income	\$68K
Average household income	\$99K
Crime index (US avg 100)	130
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	125
Homes occupied	89%
Bachelor's or higher	30%
Poverty rate	14.3%
Unemployment	1.2%
Average temp	45°F
Annual precip	35 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.