

Butte Falls 97522

ZIP code · OR · Oregon · Jackson County · Butte Falls

BALANCED MARKET

\$355K

MEDIAN SALE PRICE

+41.0%

1-YR CHANGE

10

SALES (12 MO)

\$254K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



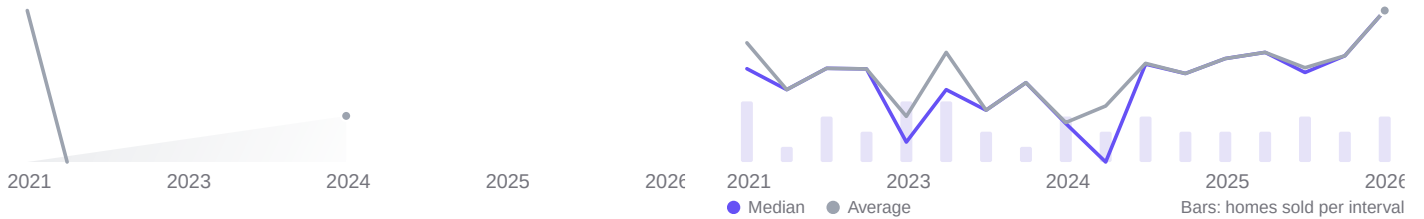
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

45 / 100

Sale prices

Median \$355K · Average \$355K

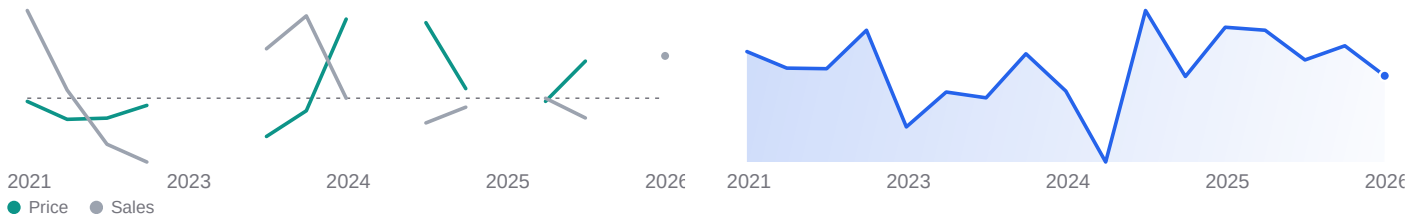


Growth (year over year)

Price +41.0% · Sales +42.9%

Price per square foot

\$145/ft²

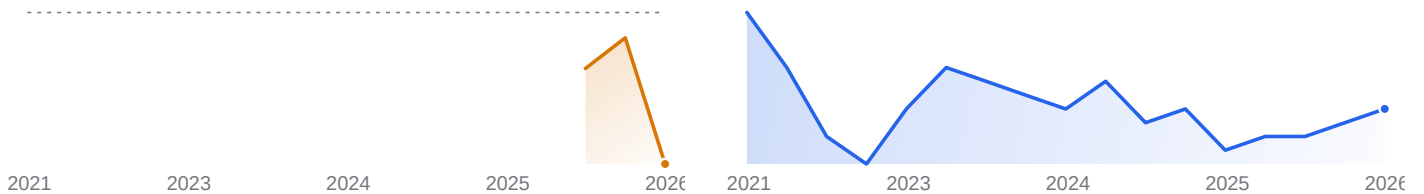


Sale premium vs estimated value

-7.0%

Annual turnover (share of homes sold)

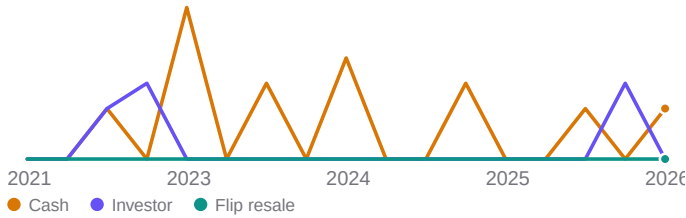
3.5%



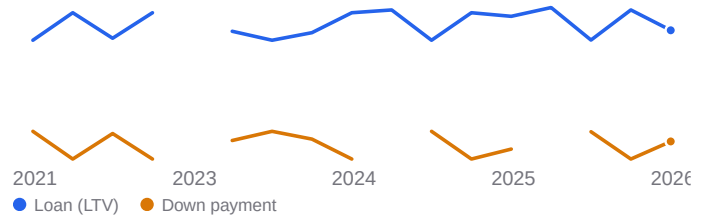
BUYERS & OUTCOMES

Buyer mix

Cash 33% · Investor 0% · Flip resale 0%

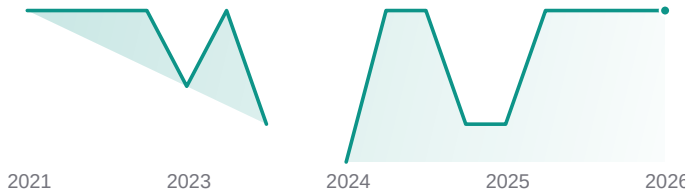


Financing (share of purchase price) Loan (LTV) 87% · Down payment 13%



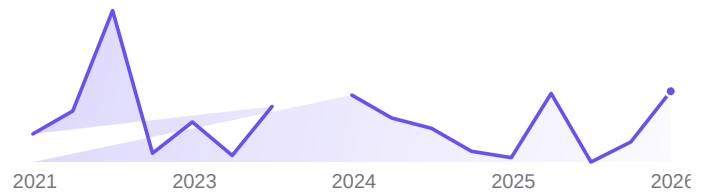
Sellers who sold at a gain

100%



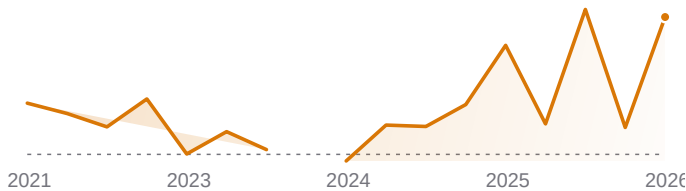
Typical hold before selling

11.6 yrs



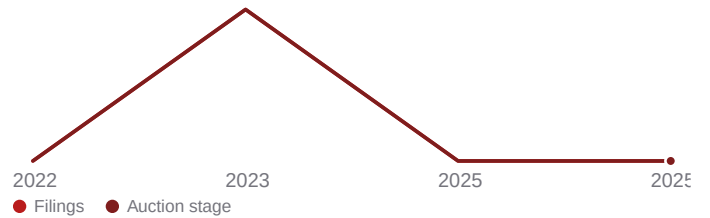
Median annualized return at resale

+33.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	285
Median value (AVM)	\$254K
Median size	1,380 ft²
Median bedrooms	3
Median year built	1975
Single family	54%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	53%
Underwater (LTV 125% or more)	4.3%
Owner occupied	56%
Company owned	15%
Median loan-to-value	45%
Typical ownership tenure	9.4 yrs

COMMUNITY

Population	257
Density	3 / mi ²
Median household income	\$62K
Average household income	\$82K
Crime index (US avg 100)	111
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	136
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	9.7%
Unemployment	1.1%
Average temp	47°F
Annual precip	42 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.