

Cave Junction 97523

ZIP code · OR · Oregon > Josephine County > Cave Junction

BALANCED MARKET

\$273K

MEDIAN SALE PRICE

+27.1%

1-YR CHANGE

86

SALES (12 MO)

\$305K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



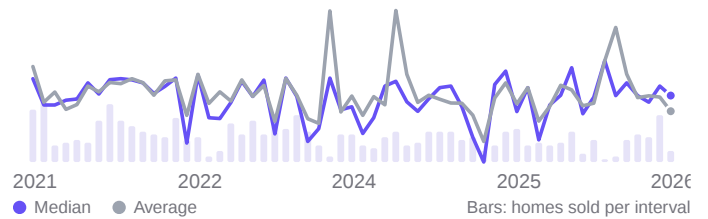
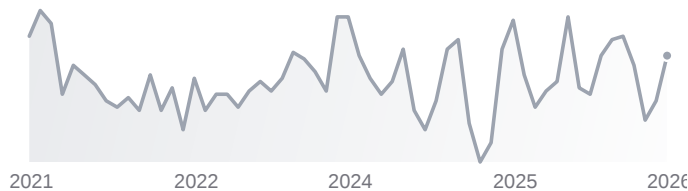
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$270K · Average \$221K

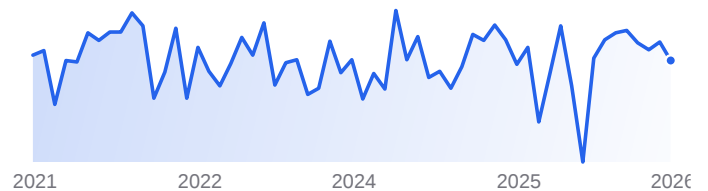
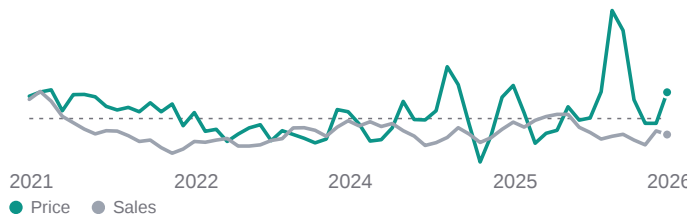


Growth (year over year)

Price +27.1% · Sales -16.5%

Price per square foot

\$182/ft²

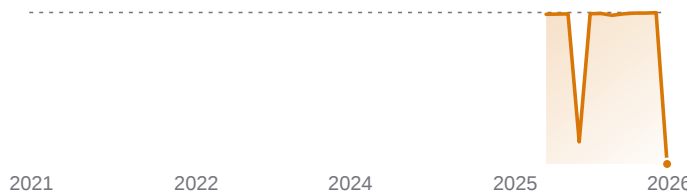


Sale premium vs estimated value

-82.7%

Annual turnover (share of homes sold)

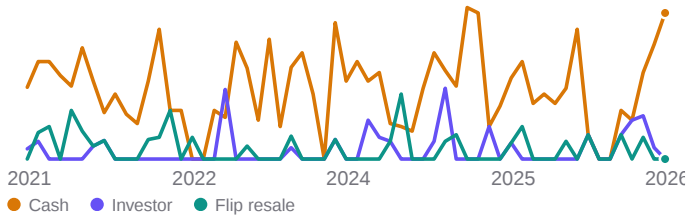
2.6%



BUYERS & OUTCOMES

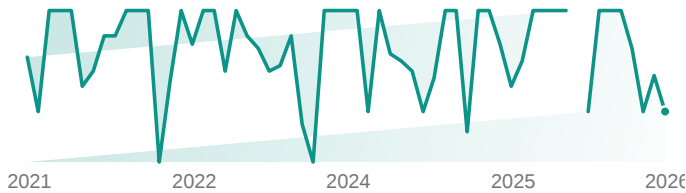
Buyer mix

Cash 75% · Investor 0% · Flip resale 0%



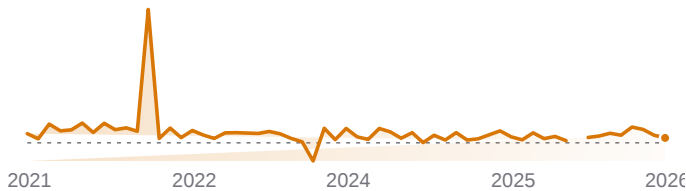
Sellers who sold at a gain

67%

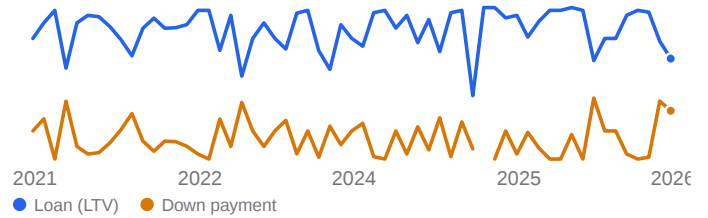


Median annualized return at resale

+3.3%

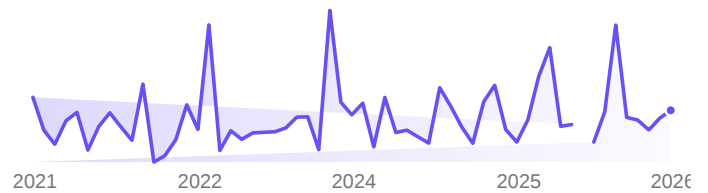


Financing (share of purchase price) Loan (LTV) 67% · Down payment 33%



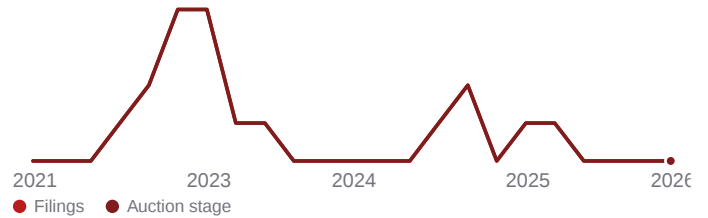
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,291
Median value (AVM)	\$305K
Median size	1,437 ft²
Median bedrooms	3
Median year built	1981
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.8%
Owner occupied	62%
Company owned	23%
Median loan-to-value	31%
Typical ownership tenure	10.4 yrs

COMMUNITY

Population	6,181
Density	29 / mi²
Median household income	\$46K
Average household income	\$63K
Crime index (US avg 100)	139
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	238
Homes occupied	88%
Bachelor's or higher	11%
Poverty rate	20.8%
Unemployment	1.1%
Average temp	49°F
Annual precip	73 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.