

Eagle Point 97524

ZIP code · OR · Oregon > Jackson County > Eagle Point

BALANCED MARKET

\$435K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

243

SALES (12 MO)

\$456K

MEDIAN VALUE (AVM)

Market temperature

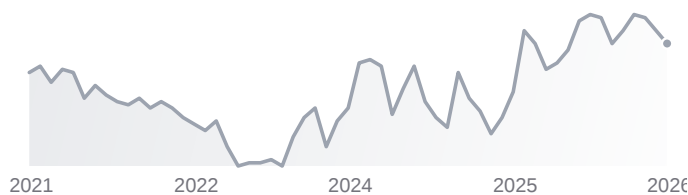
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

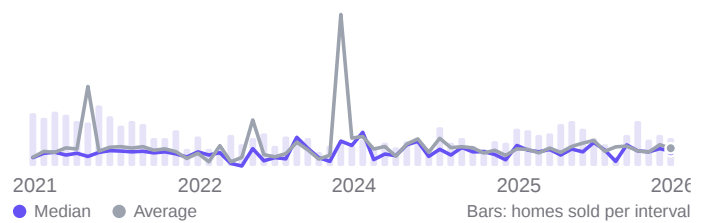
Market temperature (0–100)

55 / 100



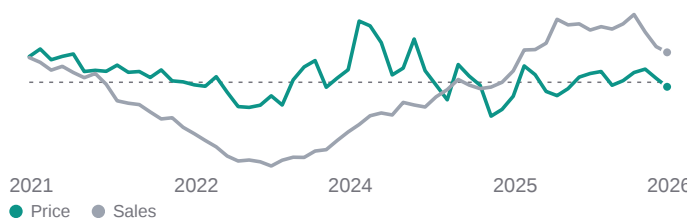
Sale prices

Median \$430K · Average \$454K



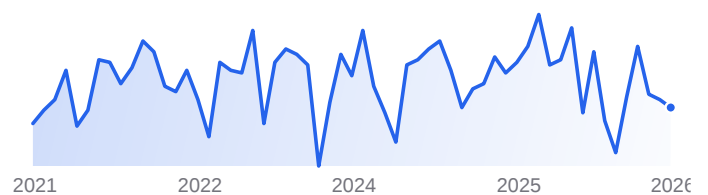
Growth (year over year)

Price -2.6% · Sales +17.4%



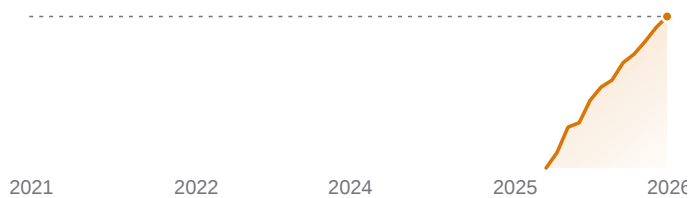
Price per square foot

\$238/ft²



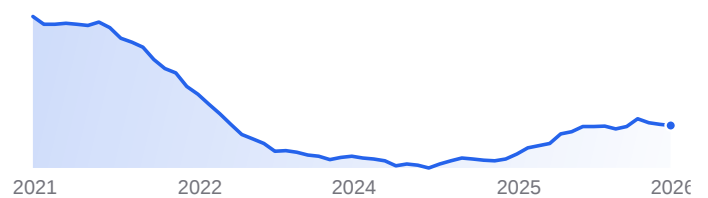
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

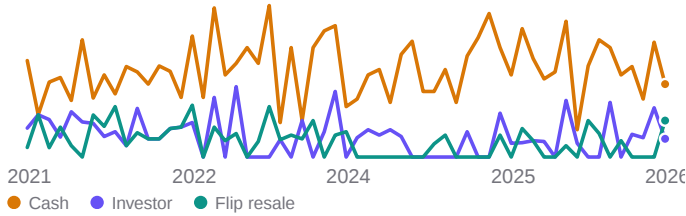
3.4%



BUYERS & OUTCOMES

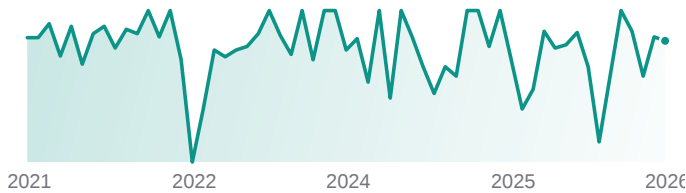
Buyer mix

Cash 22% · Investor 5.6% · Flip resale 11%



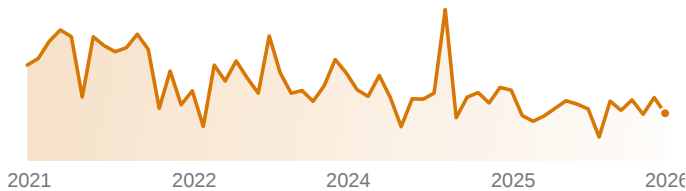
Sellers who sold at a gain

92%

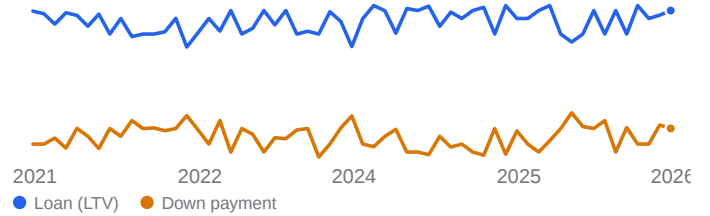


Median annualized return at resale

+3.9%



Financing (share of purchase price) Loan (LTV) 95% · Down payment 20%



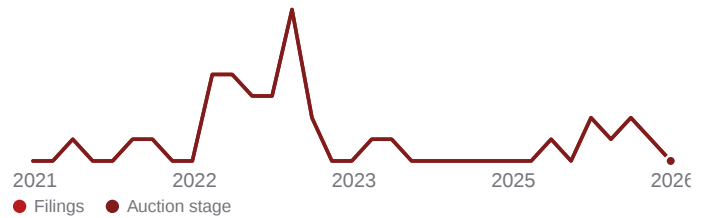
Typical hold before selling

5.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,079
Median value (AVM)	\$456K
Median size	1,645 ft²
Median bedrooms	3
Median year built	1998
Single family	66%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.8%
Owner occupied	77%
Company owned	21%
Median loan-to-value	48%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	15,645
Density	36 / mi²
Median household income	\$79K
Average household income	\$99K
Crime index (US avg 100)	69
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	127
Homes occupied	94%
Bachelor's or higher	15%
Poverty rate	9.1%
Unemployment	1.3%
Average temp	48°F
Annual precip	39 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.