

Gold Hill 97525

ZIP code · OR · Oregon · Jackson County · Gold Hill

BALANCED MARKET

\$304K

MEDIAN SALE PRICE

+9.9%

1-YR CHANGE

29

SALES (12 MO)

\$442K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100

Buyer's market

Balanced

Seller's market

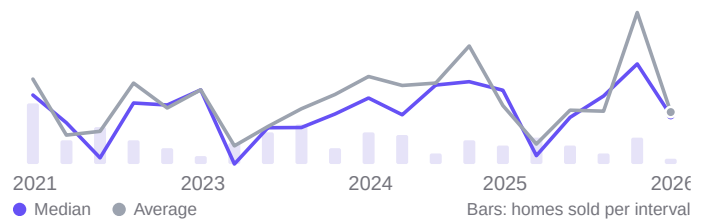
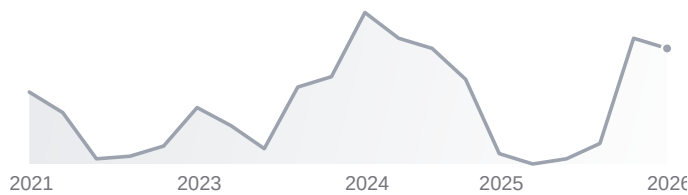
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

53 / 100

Sale prices

Median \$331K · Average \$338K

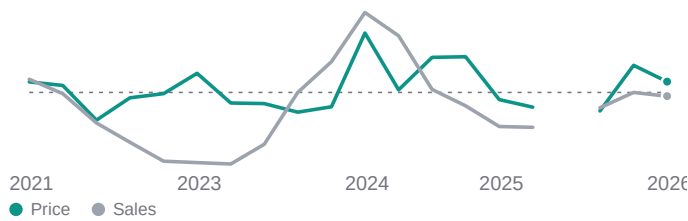


Growth (year over year)

Price +9.9% · Sales -3.3%

Price per square foot

\$196/ft²

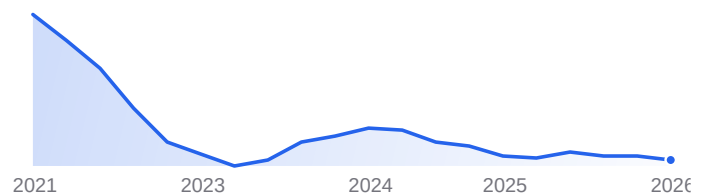


Sale premium vs estimated value

+1.5%

Annual turnover (share of homes sold)

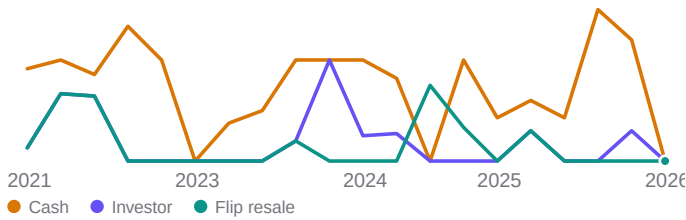
1.4%



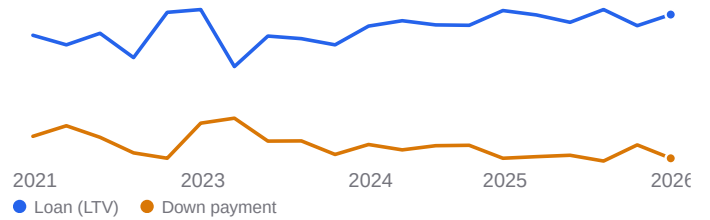
BUYERS & OUTCOMES

Buyer mix

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

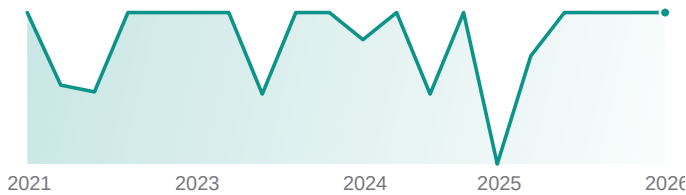


Financing (share of purchase price) Loan (LTV) 97% · Down payment 1.8%



Sellers who sold at a gain

100%



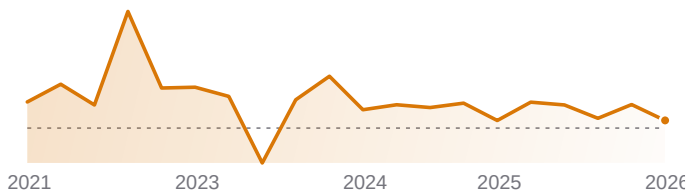
Typical hold before selling

5.4 yrs



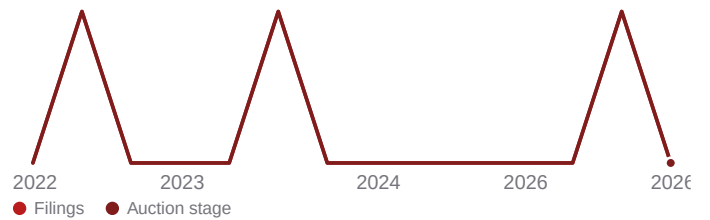
Median annualized return at resale

+2.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,141
Median value (AVM)	\$442K
Median size	1,480 ft²
Median bedrooms	3
Median year built	1979
Single family	58%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.9%
Owner occupied	79%
Company owned	20%
Median loan-to-value	37%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	5,561
Density	56 / mi²
Median household income	\$59K
Average household income	\$74K
Crime index (US avg 100)	118
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	147
Homes occupied	93%
Bachelor's or higher	13%
Poverty rate	10.1%
Unemployment	1.0%
Average temp	53°F
Annual precip	29 in
Sunshine	48%

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