

Merlin 97532

ZIP code · OR · Oregon > Josephine County > Merlin

SELLER'S MARKET

\$556K

MEDIAN SALE PRICE

+47.0%

1-YR CHANGE

34

SALES (12 MO)

\$484K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



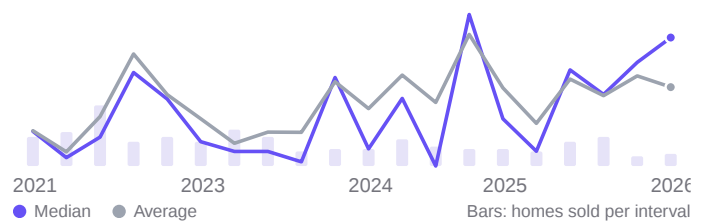
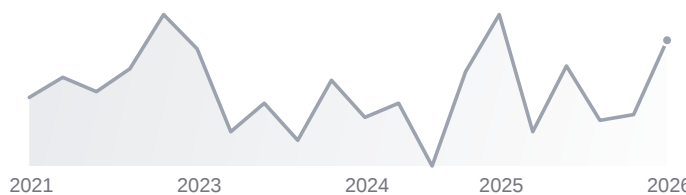
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$595K · Average \$467K

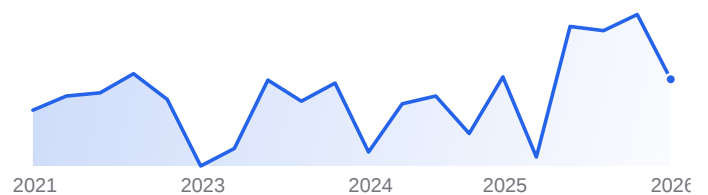
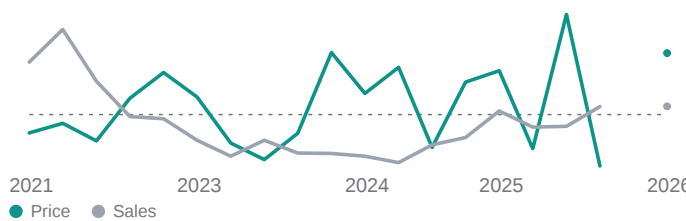


Growth (year over year)

Price +47.0% · Sales +6.3%

Price per square foot

\$258/ft²

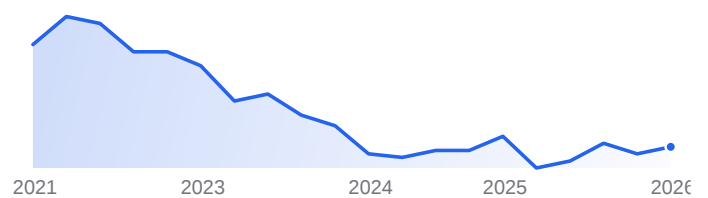
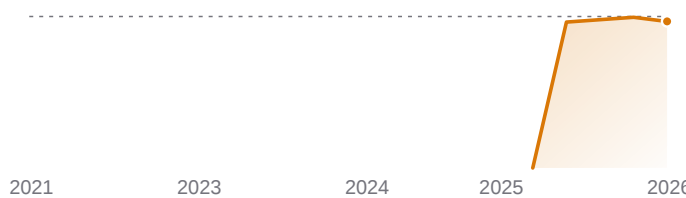


Sale premium vs estimated value

-1.9%

Annual turnover (share of homes sold)

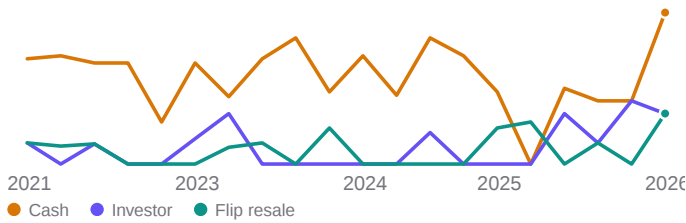
3.0%



BUYERS & OUTCOMES

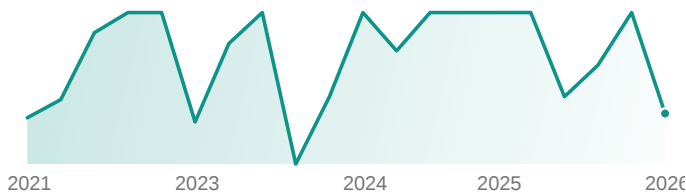
Buyer mix

Cash 60% · Investor 20% · Flip resale 20%



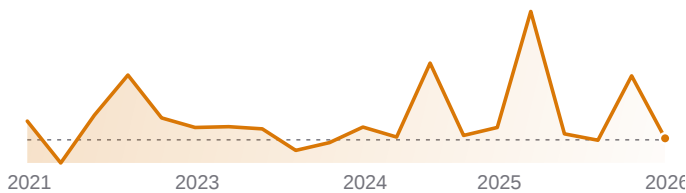
Sellers who sold at a gain

60%

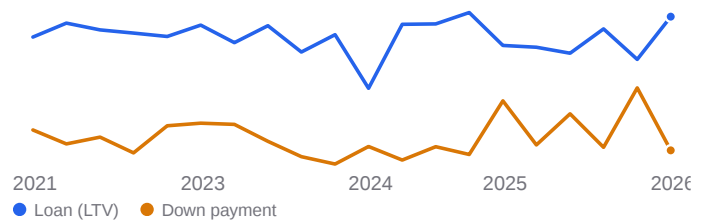


Median annualized return at resale

+0.7%

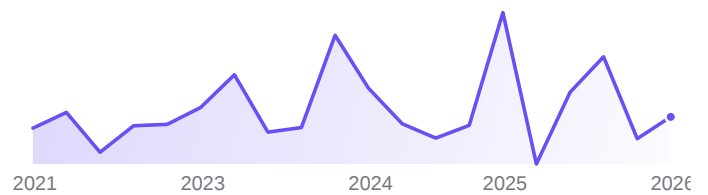


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



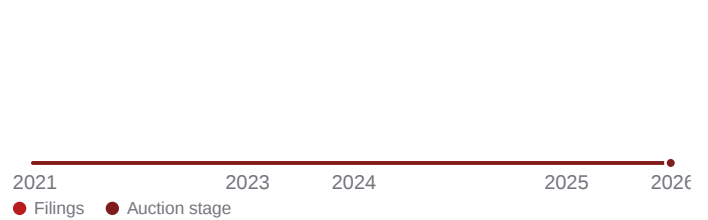
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,139
Median value (AVM)	\$484K
Median size	1,688 ft²
Median bedrooms	3
Median year built	1989
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	2.8%
Owner occupied	74%
Company owned	29%
Median loan-to-value	39%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	2,774
Density	20 / mi²
Median household income	\$64K
Average household income	\$81K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	113
Earthquake index (US avg 100)	202
Homes occupied	92%
Bachelor's or higher	14%
Poverty rate	18.4%
Unemployment	1.3%
Average temp	53°F
Annual precip	48 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.