

O Brien 97534

ZIP code · OR · Oregon · Josephine County

BUYER'S MARKET

\$205K

MEDIAN SALE PRICE

11

SALES (12 MO)

\$281K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



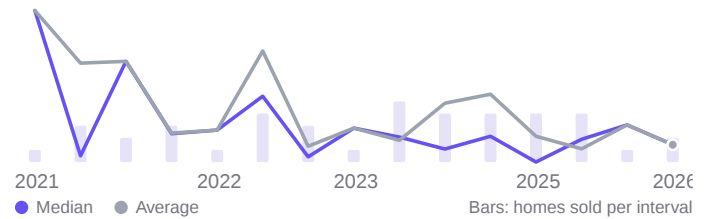
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$189K · Average \$189K

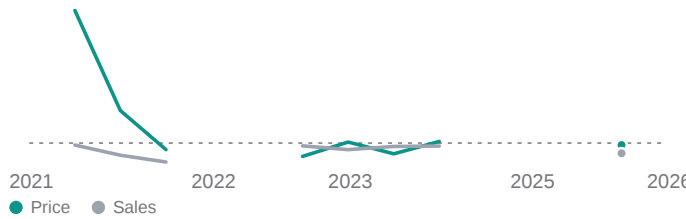


Growth (year over year)

Price -6.1% · Sales -30.8%

Price per square foot

\$204/ft²



Sale premium vs estimated value

+21.2%

Annual turnover (share of homes sold)

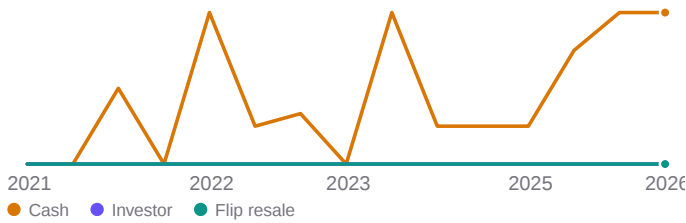
3.1%



BUYERS & OUTCOMES

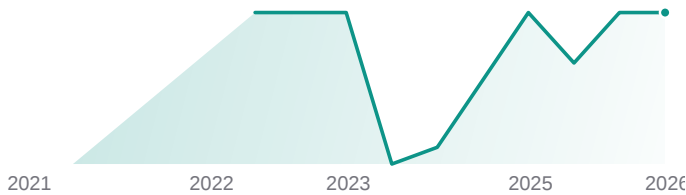
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



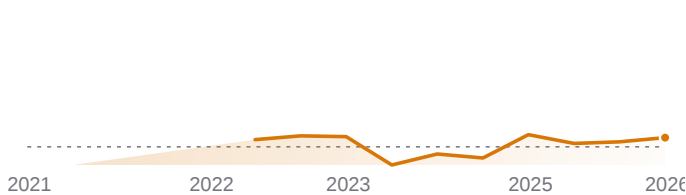
Sellers who sold at a gain

100%

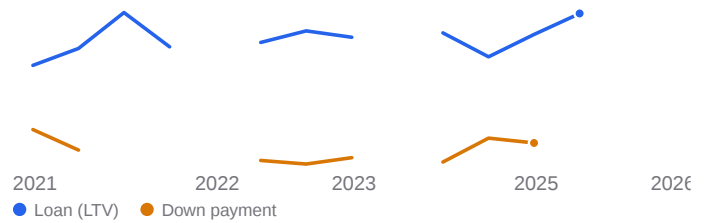


Median annualized return at resale

+8.6%

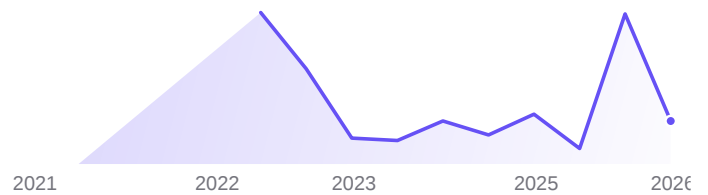


Financing (share of purchase price) Loan (LTV) 102% · Down payment 22%



Typical hold before selling

5.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	360
Median value (AVM)	\$281K
Median size	1,372 ft²
Median bedrooms	2
Median year built	1980
Single family	65%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	2.6%
Owner occupied	33%
Company owned	28%
Median loan-to-value	22%
Typical ownership tenure	14.7 yrs

COMMUNITY

Population	1,167
Density	8 / mi²
Median household income	\$41K
Average household income	\$71K
Crime index (US avg 100)	120
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	273
Homes occupied	86%
Bachelor's or higher	10%
Poverty rate	20.3%
Unemployment	1.0%
Average temp	53°F
Annual precip	109 in
Sunshine	48%

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