

Shady Cove 97539

ZIP code · OR · Oregon · Jackson County · Shady Cove

BALANCED MARKET

\$453K

MEDIAN SALE PRICE

+69.7%

1-YR CHANGE

47

SALES (12 MO)

\$417K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

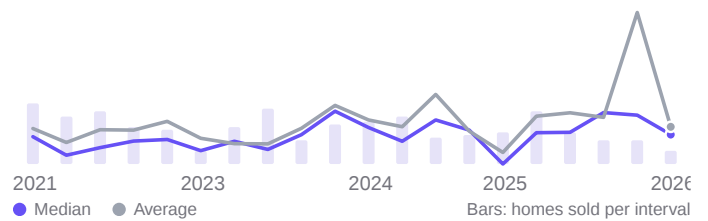
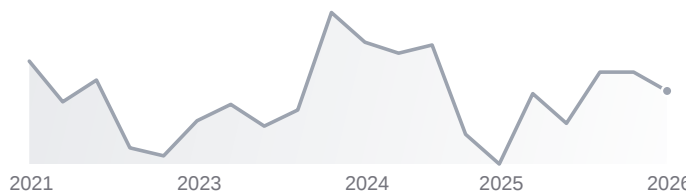
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$375K · Average \$411K

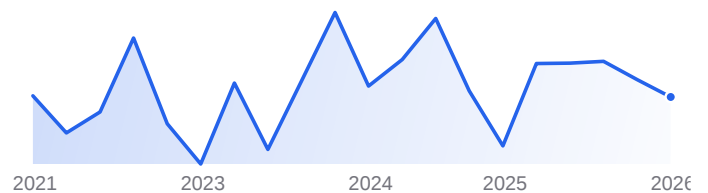
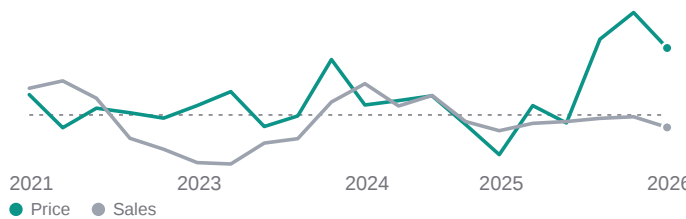


Growth (year over year)

Price +69.7% · Sales -13.0%

Price per square foot

\$222/ft²

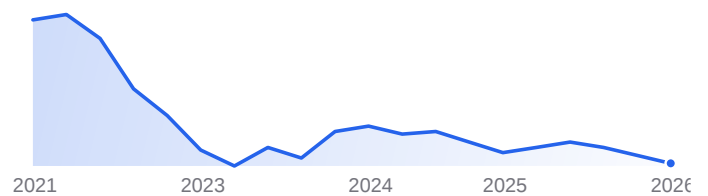


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

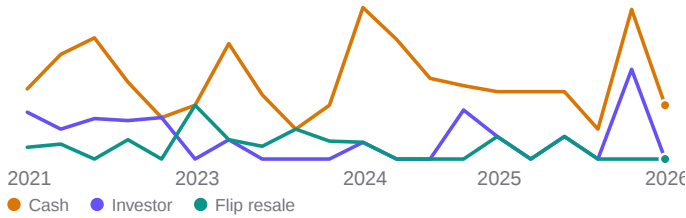
2.7%



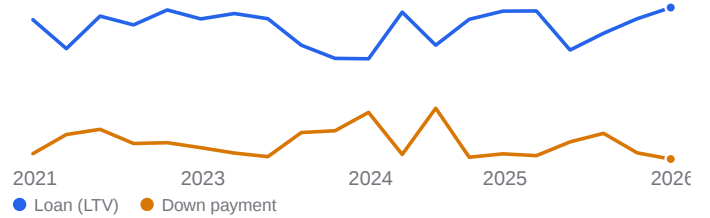
BUYERS & OUTCOMES

Buyer mix

Cash 20% · Investor 0% · Flip resale 0%

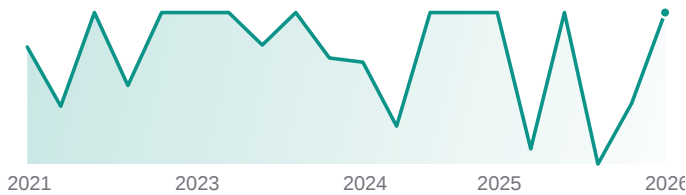


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



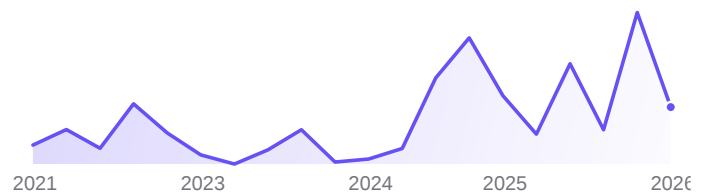
Sellers who sold at a gain

100%



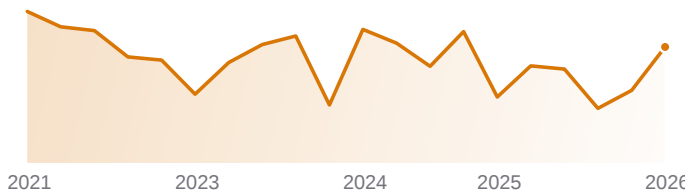
Typical hold before selling

9.1 yrs



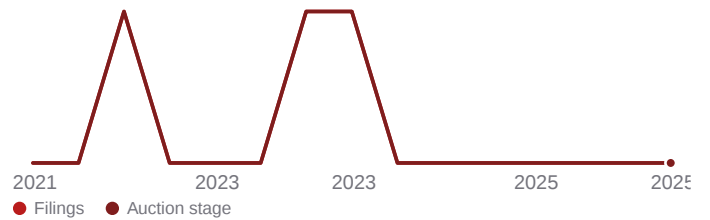
Median annualized return at resale

+6.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,745
Median value (AVM)	\$417K
Median size	1,514 ft²
Median bedrooms	3
Median year built	1993
Single family	49%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	21%
Median loan-to-value	44%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	3,149
Density	142 / mi²
Median household income	\$56K
Average household income	\$75K
Crime index (US avg 100)	164
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	124
Homes occupied	91%
Bachelor's or higher	13%
Poverty rate	12.7%
Unemployment	0.8%
Average temp	52°F
Annual precip	42 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.