

Talent 97540

ZIP code · OR · Oregon > Jackson County > Talent

BALANCED MARKET

\$397K

MEDIAN SALE PRICE

-3.0%

1-YR CHANGE

95

SALES (12 MO)

\$430K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100

Buyer's market

Balanced

Seller's market

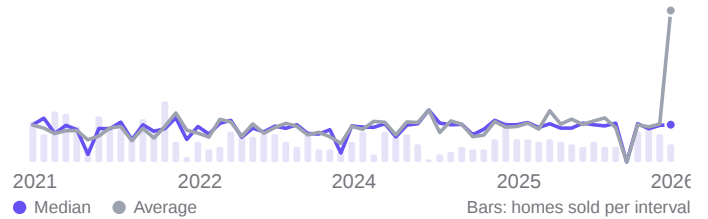
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$411K · Average \$1.5M

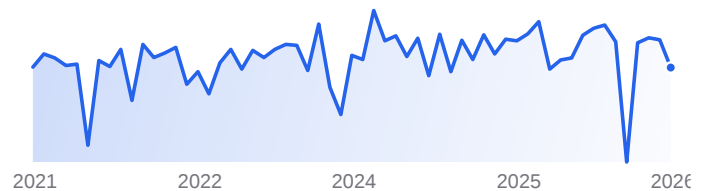
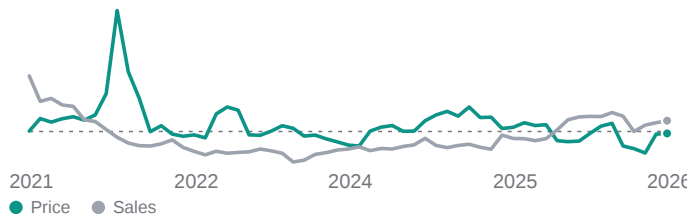


Growth (year over year)

Price -3.0% · Sales +15.9%

Price per square foot

\$231/ft²

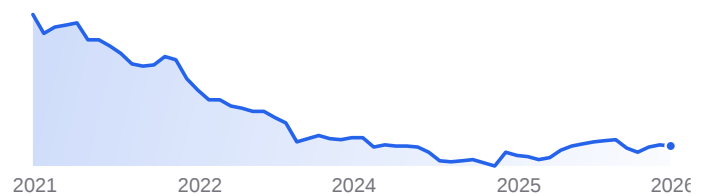
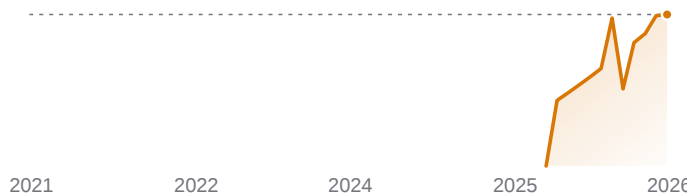


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

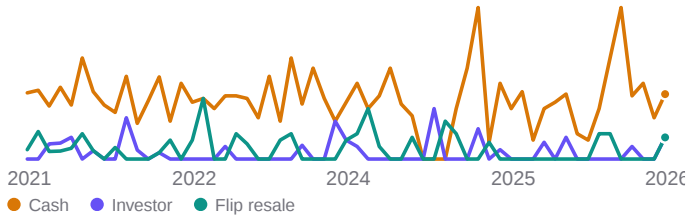
3.3%



BUYERS & OUTCOMES

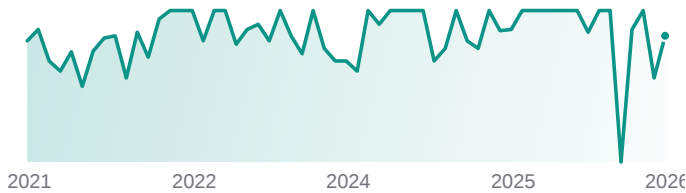
Buyer mix

Cash 43% · Investor 14% · Flip resale 14%



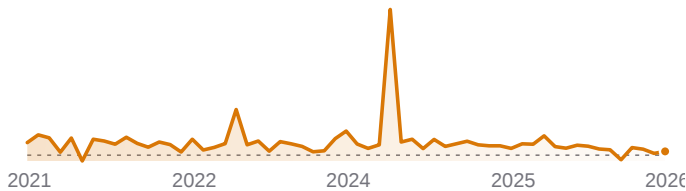
Sellers who sold at a gain

83%

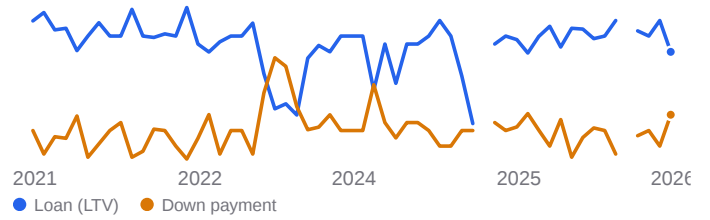


Median annualized return at resale

+1.8%

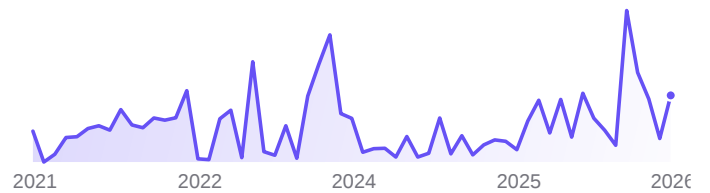


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



Typical hold before selling

12.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	2,901
Median value (AVM)	\$430K
Median size	1,493 ft²
Median bedrooms	3
Median year built	1991
Single family	72%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	59%
Underwater (LTV 125% or more)	1.5%
Owner occupied	69%
Company owned	27%
Median loan-to-value	39%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	6,357
Density	93 / mi²
Median household income	\$61K
Average household income	\$79K
Crime index (US avg 100)	134
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	127
Homes occupied	94%
Bachelor's or higher	29%
Poverty rate	12.7%
Unemployment	1.3%
Average temp	43°F
Annual precip	45 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.