

Trail 97541

ZIP code · OR · Oregon > Jackson County > Trail

STRONG BUYER'S MARKET

\$207K

MEDIAN SALE PRICE

8

SALES (12 MO)

\$458K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 18 / 100



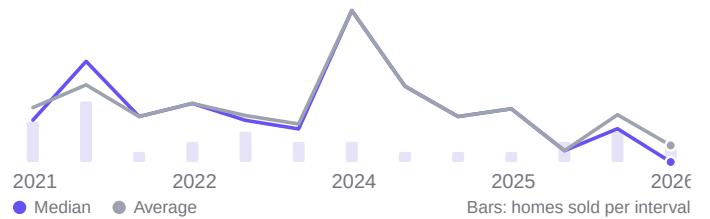
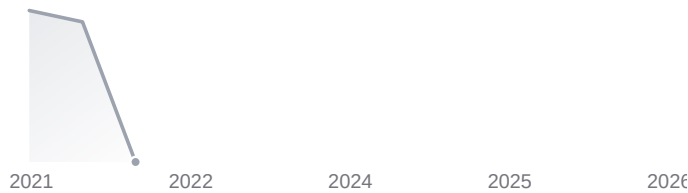
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

18 / 100

Sale prices

Median \$50K · Average \$160K

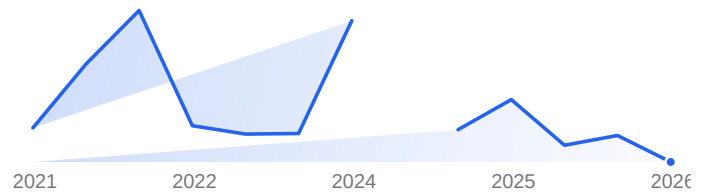


Growth (year over year)

Price -6.4% · Sales -78.3%

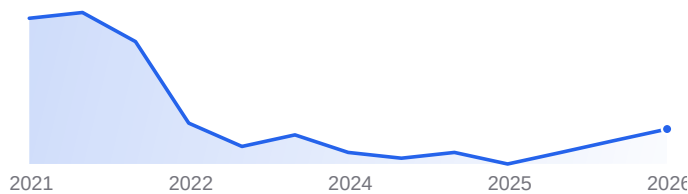
Price per square foot

\$27/ft²



Annual turnover (share of homes sold)

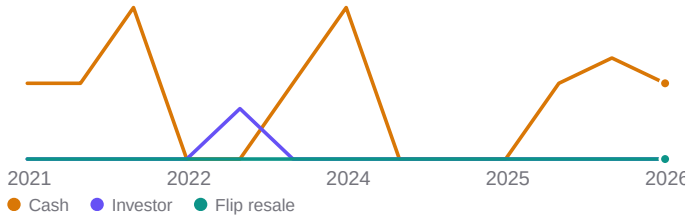
1.3%



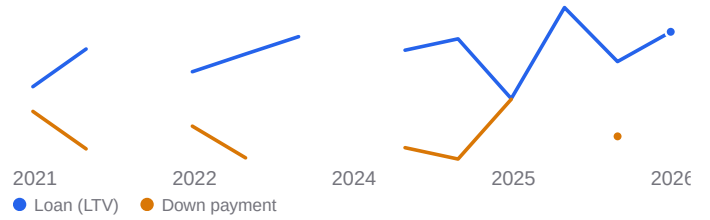
BUYERS & OUTCOMES

Buyer mix

Cash 50% · Investor 0% · Flip resale 0%

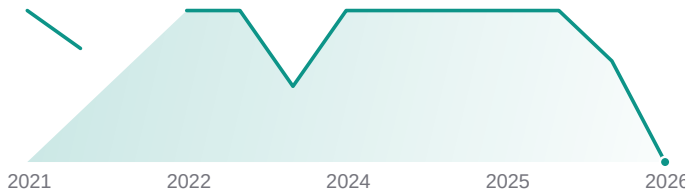


Financing (share of purchase price) Loan (LTV) 104% · Down payment 20%



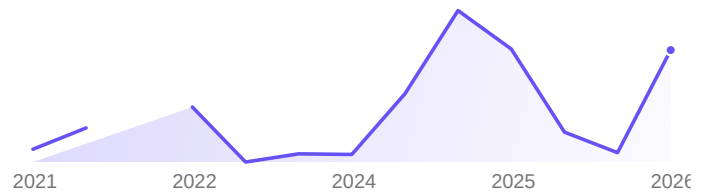
Sellers who sold at a gain

0%



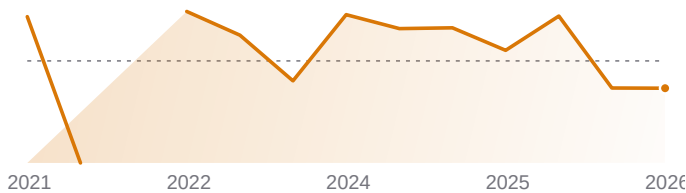
Typical hold before selling

21.6 yrs



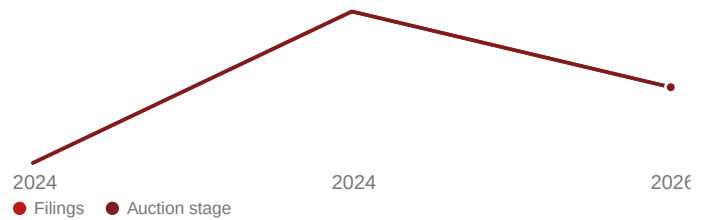
Median annualized return at resale

-6.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	600
Median value (AVM)	\$458K
Median size	1,440 ft²
Median bedrooms	3
Median year built	1984
Single family	43%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	3.2%
Owner occupied	77%
Company owned	16%
Median loan-to-value	34%
Typical ownership tenure	12.8 yrs

COMMUNITY

Population	2,371
Density	8 / mi²
Median household income	\$56K
Average household income	\$69K
Crime index (US avg 100)	150
Air pollution index (US avg 100)	122
Earthquake index (US avg 100)	130
Homes occupied	87%
Bachelor's or higher	9%
Poverty rate	13.6%
Unemployment	0.9%
Average temp	50°F
Annual precip	47 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.