

Wilderville 97543

ZIP code · OR · Oregon > Josephine County

BALANCED MARKET

\$45K

MEDIAN SALE PRICE

-89.9%

1-YR CHANGE

6

SALES (12 MO)

\$514K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100

Buyer's market

Balanced

Seller's market

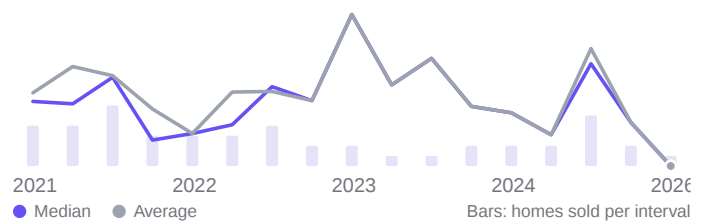
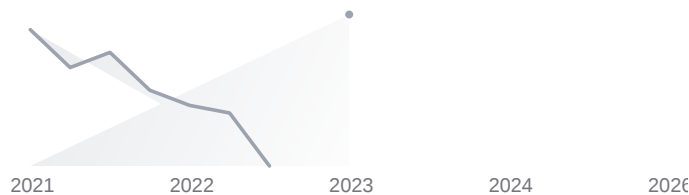
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

56 / 100

Sale prices

Median \$45K · Average \$45K

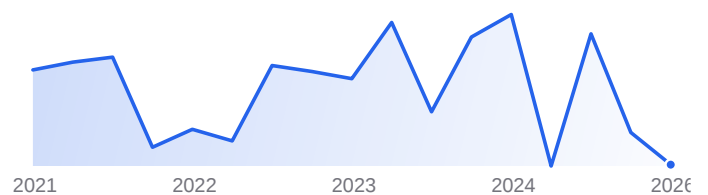
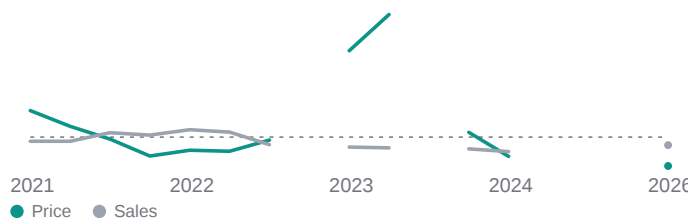


Growth (year over year)

Price -89.9% · Sales -25.0%

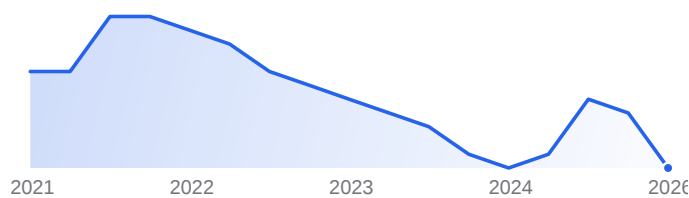
Price per square foot

\$71/ft²



Annual turnover (share of homes sold)

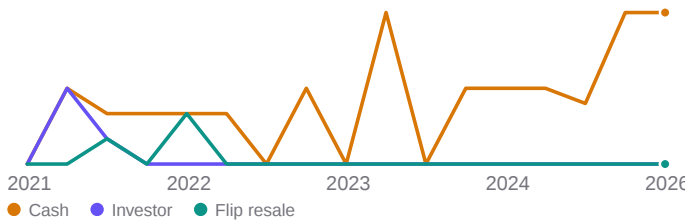
1.9%



BUYERS & OUTCOMES

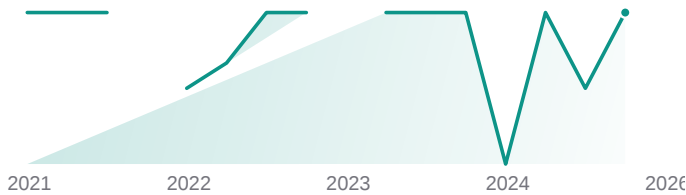
Buyer mix

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



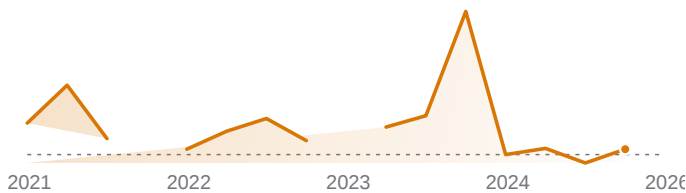
Sellers who sold at a gain

100%

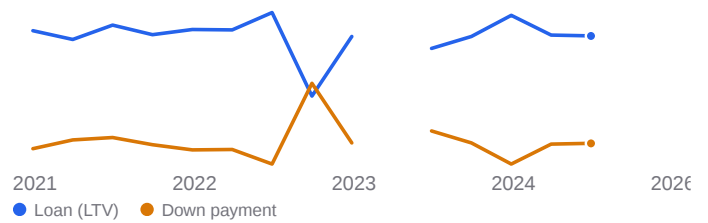


Median annualized return at resale

+1.7%

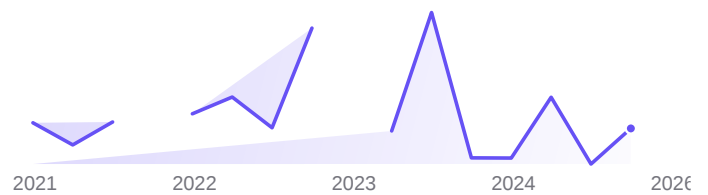


Financing (share of purchase price) Loan (LTV) 83% · Down payment 17%



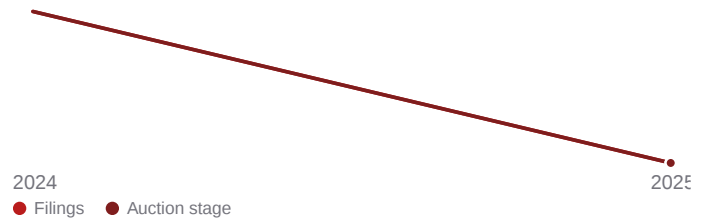
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	314
Median value (AVM)	\$514K
Median size	1,590 ft²
Median bedrooms	3
Median year built	1988
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	3.5%
Owner occupied	68%
Company owned	24%
Median loan-to-value	29%
Typical ownership tenure	10.7 yrs

COMMUNITY

Population	1,340
Density	24 / mi²
Median household income	\$52K
Average household income	\$77K
Crime index (US avg 100)	146
Air pollution index (US avg 100)	118
Earthquake index (US avg 100)	220
Homes occupied	87%
Bachelor's or higher	10%
Poverty rate	18.7%
Unemployment	0.9%
Average temp	53°F
Annual precip	54 in
Sunshine	48%

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