

Williams 97544

ZIP code · OR · Oregon > Josephine County > Williams

BALANCED MARKET

\$658K

MEDIAN SALE PRICE

+127.0%

1-YR CHANGE

20

SALES (12 MO)

\$498K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



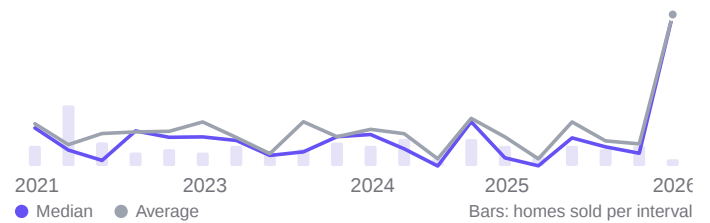
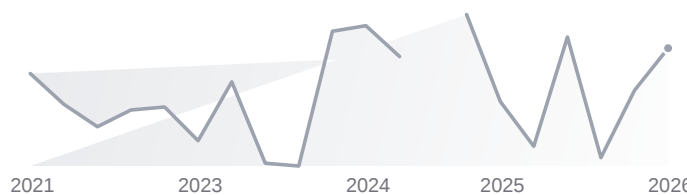
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$1.3M · Average \$1.3M

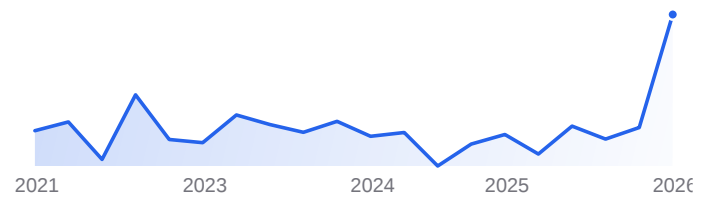
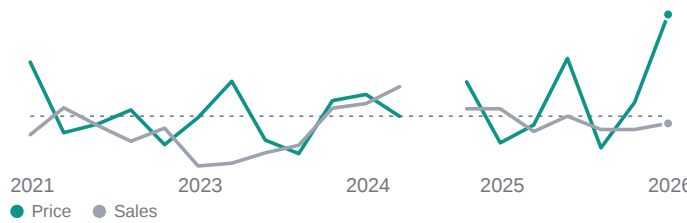


Growth (year over year)

Price +127.0% · Sales -9.1%

Price per square foot

\$767/ft²

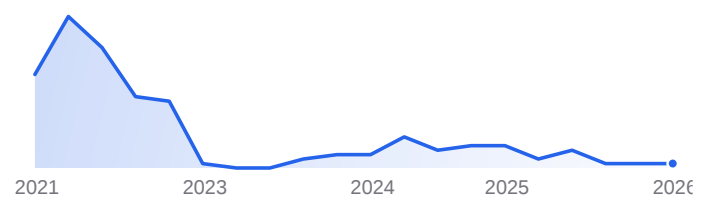
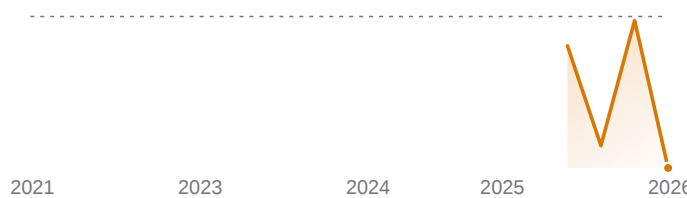


Sale premium vs estimated value

-11.4%

Annual turnover (share of homes sold)

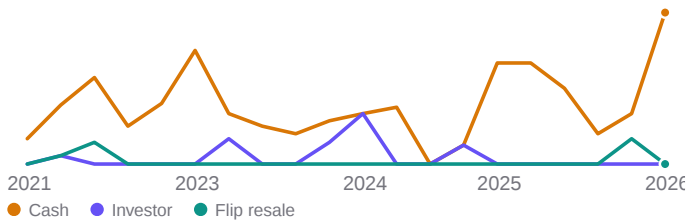
1.8%



BUYERS & OUTCOMES

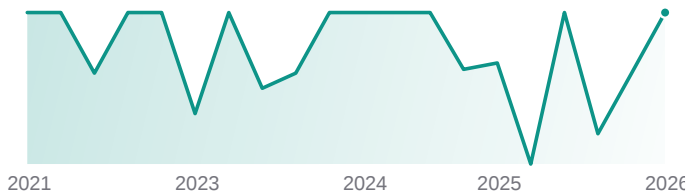
Buyer mix

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



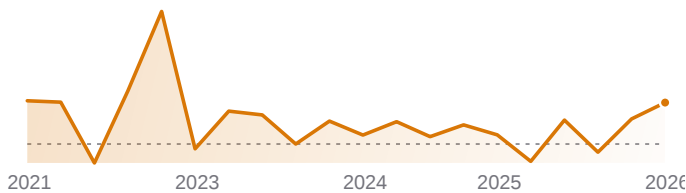
Sellers who sold at a gain

100%

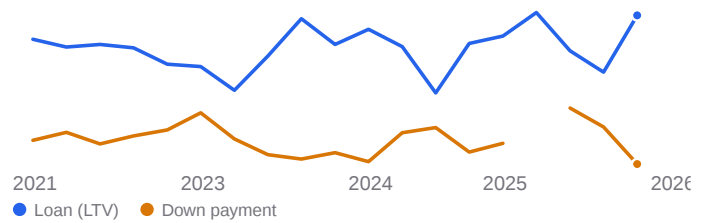


Median annualized return at resale

+7.2%

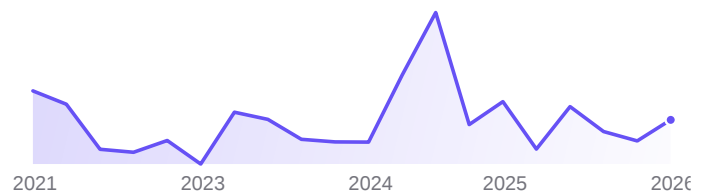


Financing (share of purchase price) Loan (LTV) 98% · Down payment 1.8%



Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,121
Median value (AVM)	\$498K
Median size	1,581 ft²
Median bedrooms	3
Median year built	1980
Single family	79%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	1.6%
Owner occupied	64%
Company owned	30%
Median loan-to-value	31%
Typical ownership tenure	12.9 yrs

COMMUNITY

Population	2,487
Density	18 / mi²
Median household income	\$66K
Average household income	\$88K
Crime index (US avg 100)	147
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	183
Homes occupied	90%
Bachelor's or higher	16%
Poverty rate	13.2%
Unemployment	1.5%
Average temp	47°F
Annual precip	58 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.