

Klamath Falls 97601

ZIP code · OR · Oregon > Klamath County > Klamath Falls

BALANCED MARKET

\$264K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

353

SALES (12 MO)

\$257K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 53 / 100



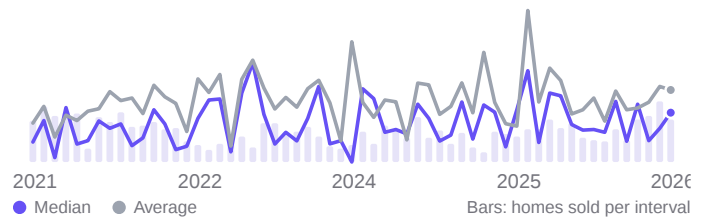
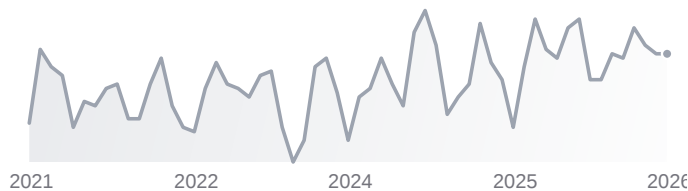
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

53 / 100

Sale prices

Median \$290K · Average \$330K

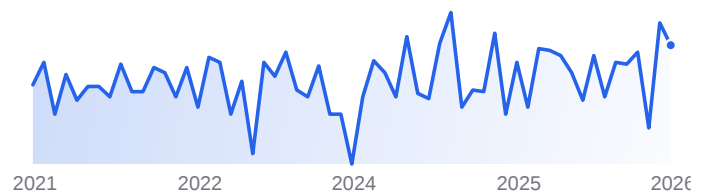
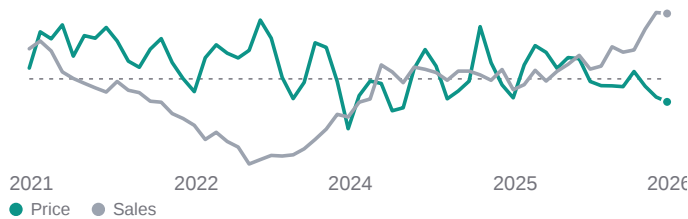


Growth (year over year)

Price -11.7% · Sales +33.2%

Price per square foot

\$208/ft²

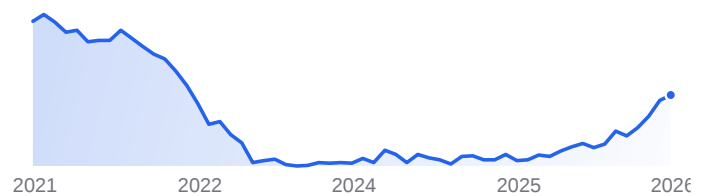
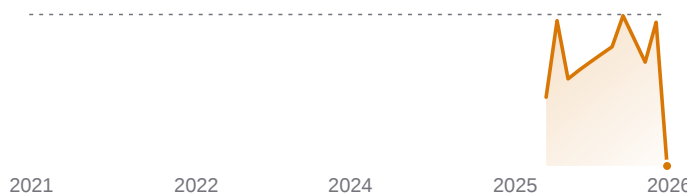


Sale premium vs estimated value

-2.3%

Annual turnover (share of homes sold)

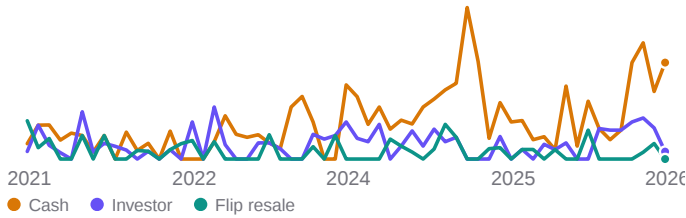
3.7%



BUYERS & OUTCOMES

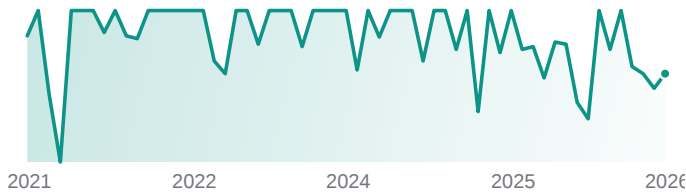
Buyer mix

Cash 37% · Investor 2.9% · Flip resale 0%



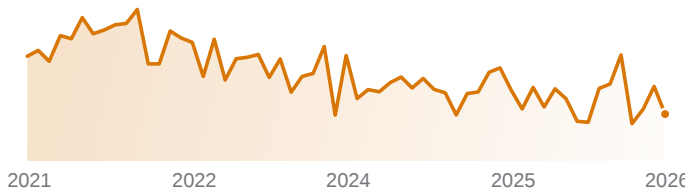
Sellers who sold at a gain

88%

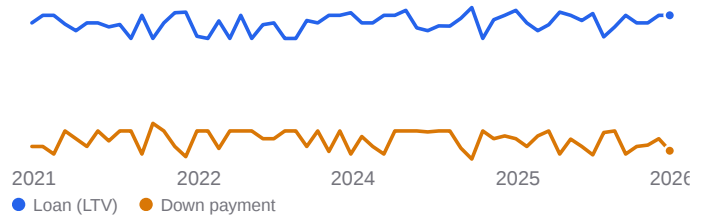


Median annualized return at resale

+4.9%

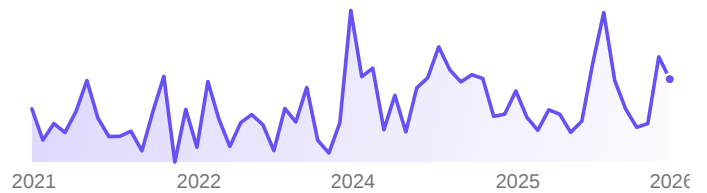


Financing (share of purchase price) Loan (LTV) 95% · Down payment 7.2%



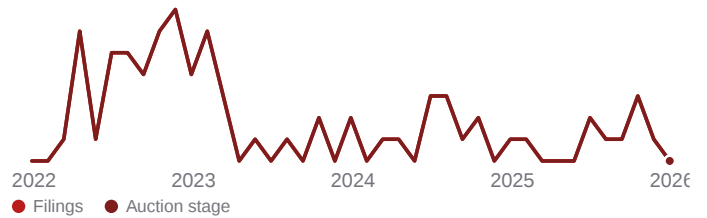
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	9,606
Median value (AVM)	\$257K
Median size	1,242 ft²
Median bedrooms	3
Median year built	1965
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	1.5%
Owner occupied	60%
Company owned	21%
Median loan-to-value	41%
Typical ownership tenure	8.7 yrs

COMMUNITY

Population	23,691
Density	23 / mi²
Median household income	\$59K
Average household income	\$73K
Crime index (US avg 100)	108
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	342
Homes occupied	89%
Bachelor's or higher	13%
Poverty rate	15.9%
Unemployment	1.3%
Average temp	45°F
Annual precip	27 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.