

Klamath Falls 97603

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

BALANCED MARKET

\$305K

MEDIAN SALE PRICE

-9.9%

1-YR CHANGE

318

SALES (12 MO)

\$312K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



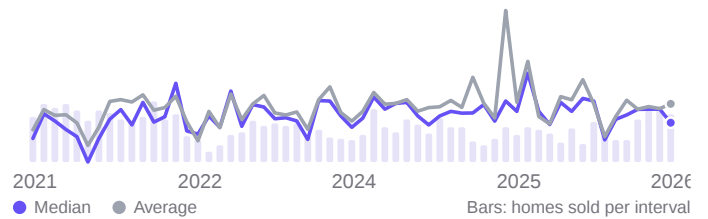
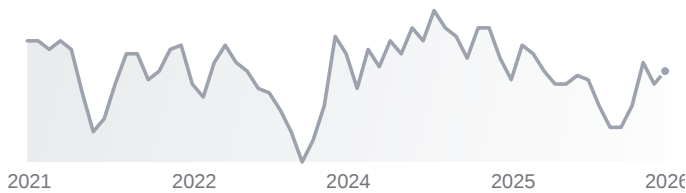
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$285K · Average \$327K

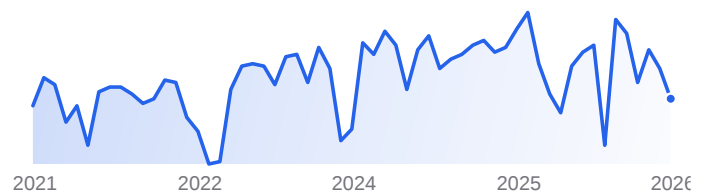
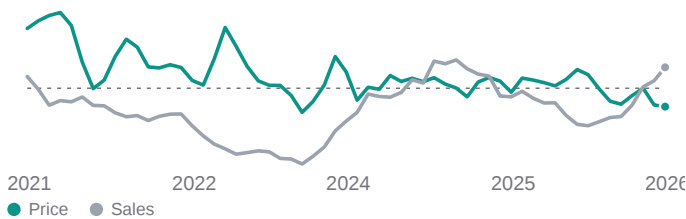


Growth (year over year)

Price -9.9% · Sales +11.2%

Price per square foot

\$191/ft²

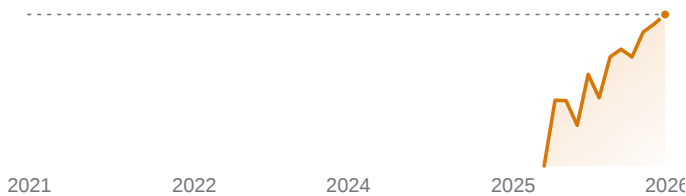


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

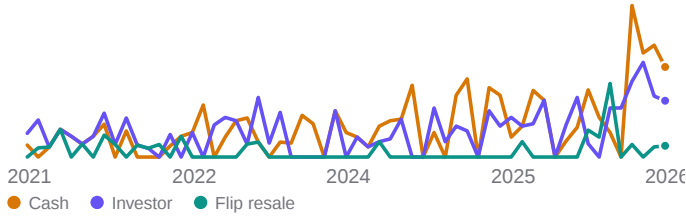
2.7%



BUYERS & OUTCOMES

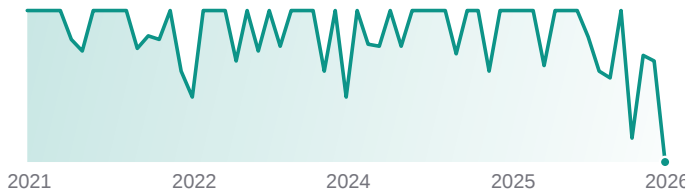
Buyer mix

Cash 22% · Investor 14% · Flip resale 2.7%



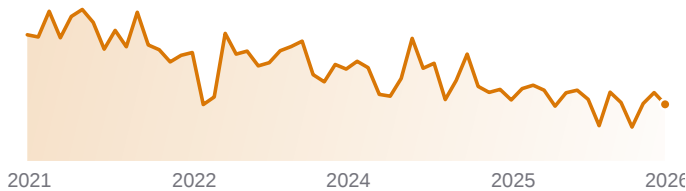
Sellers who sold at a gain

75%

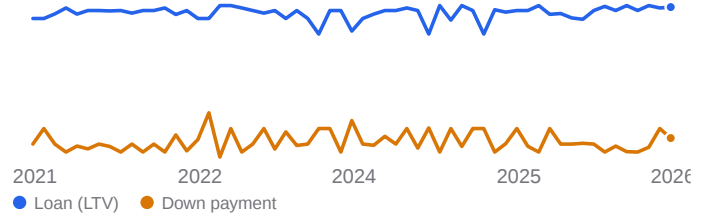


Median annualized return at resale

+5.7%

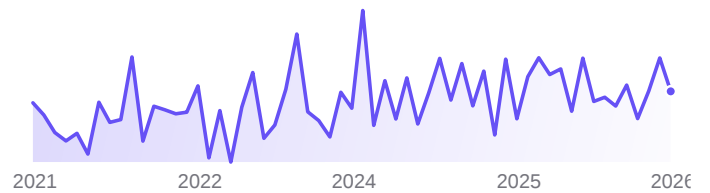


Financing (share of purchase price) Loan (LTV) 97% · Down payment 14%



Typical hold before selling

5.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	11,910
Median value (AVM)	\$312K
Median size	1,404 ft²
Median bedrooms	3
Median year built	1974
Single family	74%
Condos	1.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.3%
Owner occupied	76%
Company owned	16%
Median loan-to-value	46%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	33,820
Density	98 / mi²
Median household income	\$63K
Average household income	\$76K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	331
Homes occupied	94%
Bachelor's or higher	13%
Poverty rate	13.5%
Unemployment	1.4%
Average temp	46°F
Annual precip	16 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.