

Bonanza 97623

ZIP code · OR · Oregon > Klamath County > Bonanza

BUYER'S MARKET

\$105K

MEDIAN SALE PRICE

-12.0%

1-YR CHANGE

14

SALES (12 MO)

\$215K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 23 / 100



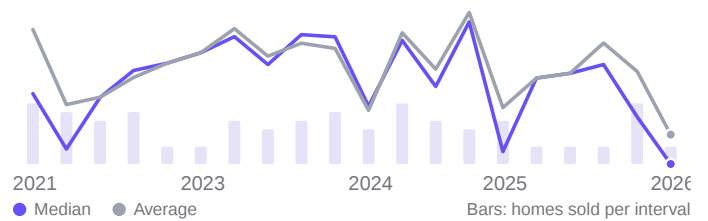
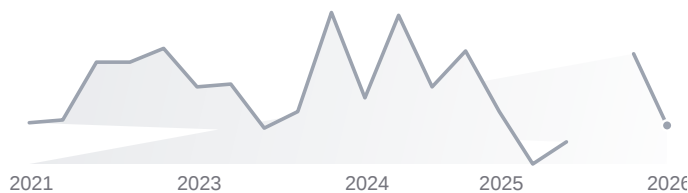
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

23 / 100

Sale prices

Median \$25K · Average \$87K

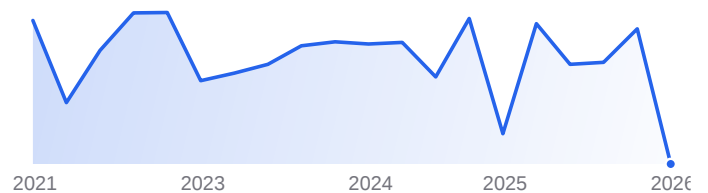
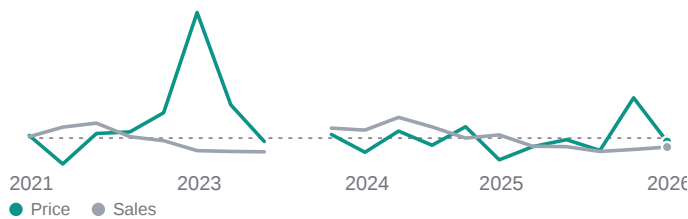


Growth (year over year)

Price -12.0% · Sales -30.0%

Price per square foot

\$32/ft²

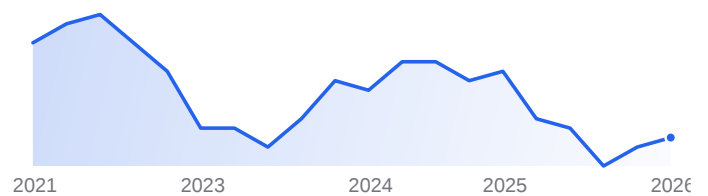
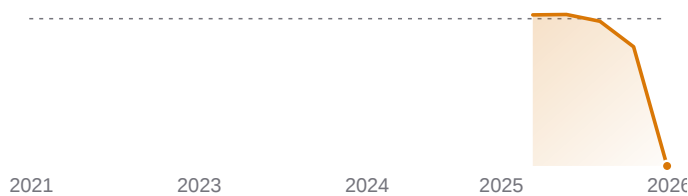


Sale premium vs estimated value

-64.5%

Annual turnover (share of homes sold)

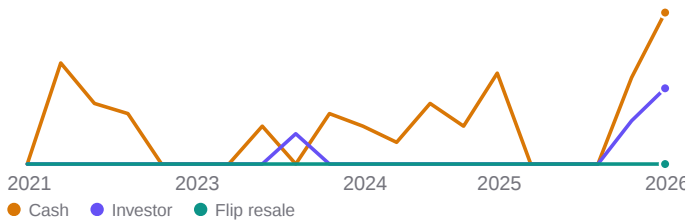
1.1%



BUYERS & OUTCOMES

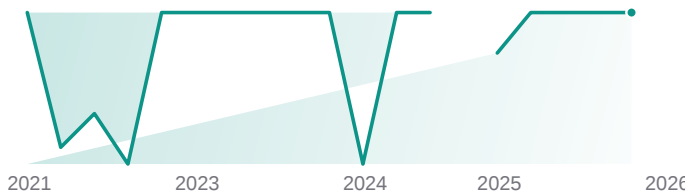
Buyer mix

Cash 100% · Investor 50% · Flip resale 0%



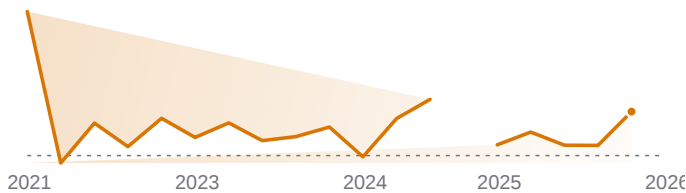
Sellers who sold at a gain

100%

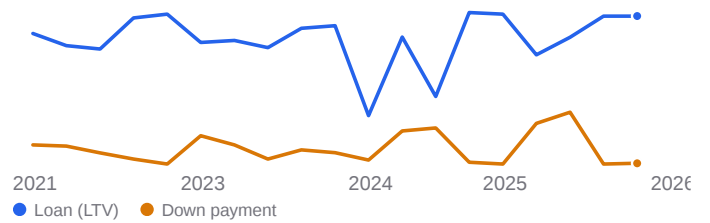


Median annualized return at resale

+13.9%

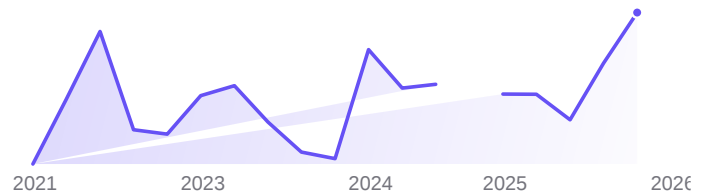


Financing (share of purchase price) Loan (LTV) 97% · Down payment 2.3%



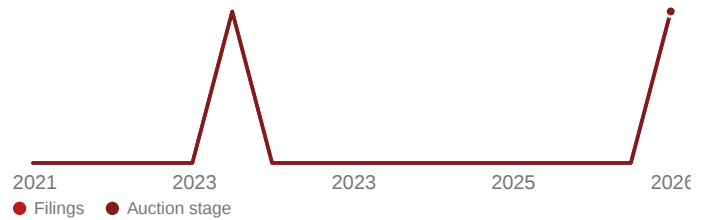
Typical hold before selling

13.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	1,248
Median value (AVM)	\$215K
Median size	1,352 ft²
Median bedrooms	3
Median year built	1983
Single family	40%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.9%
Owner occupied	60%
Company owned	17%
Median loan-to-value	22%
Typical ownership tenure	11.6 yrs

COMMUNITY

Population	1,716
Density	3 / mi²
Median household income	\$58K
Average household income	\$83K
Crime index (US avg 100)	121
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	154
Homes occupied	84%
Bachelor's or higher	12%
Poverty rate	12.3%
Unemployment	1.3%
Average temp	46°F
Annual precip	17 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.