

Merrill 97633

ZIP code · OR · Oregon > Klamath County > Merrill

SELLER'S MARKET

\$193K

MEDIAN SALE PRICE

-7.0%

1-YR CHANGE

7

SALES (12 MO)

\$211K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 76 / 100

Buyer's market

Balanced

Seller's market

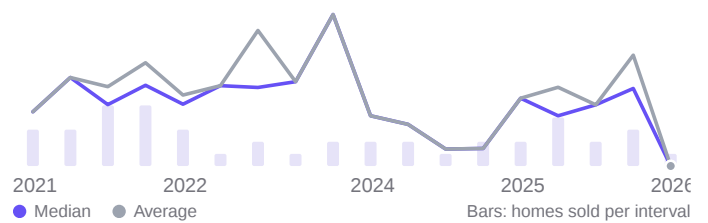
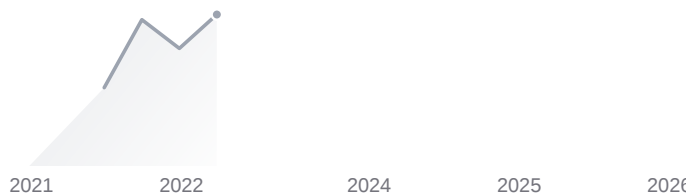
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

76 / 100

Sale prices

Median \$70K · Average \$70K

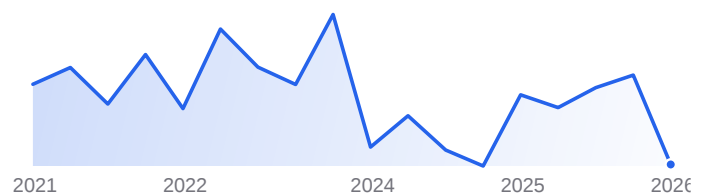


Growth (year over year)

Price -7.0% · Sales -30.0%

Price per square foot

\$76/ft²

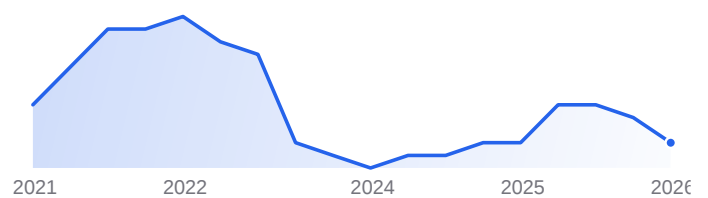
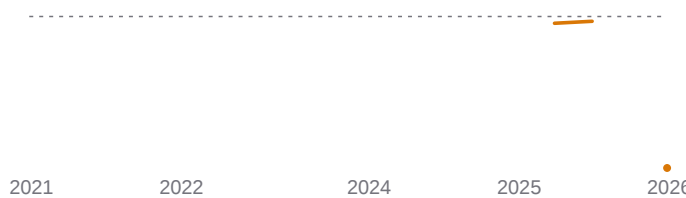


Sale premium vs estimated value

-23.9%

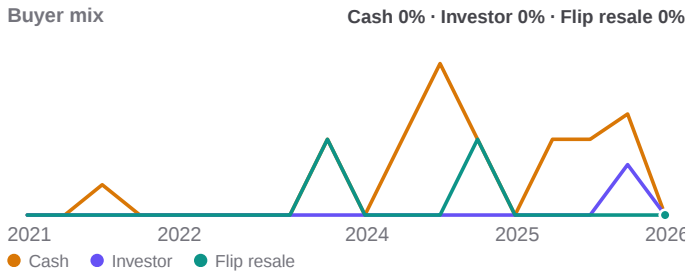
Annual turnover (share of homes sold)

1.2%



BUYERS & OUTCOMES

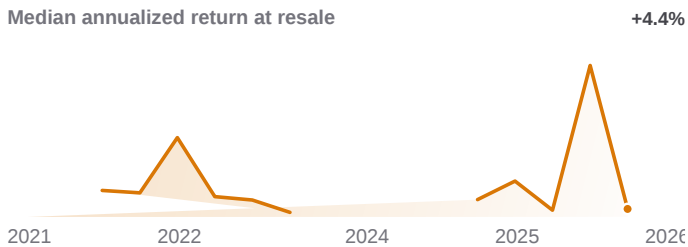
Buyer mix



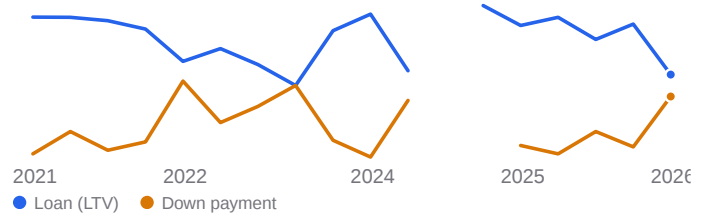
Sellers who sold at a gain



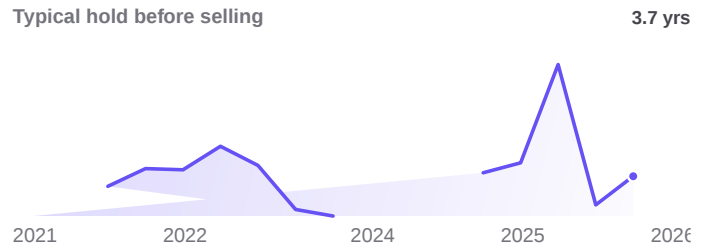
Median annualized return at resale



Financing (share of purchase price) Loan (LTV) 57% · Down payment 43%



Typical hold before selling



HOUSING STOCK

Homes	571
Median value (AVM)	\$211K
Median size	1,318 ft²
Median bedrooms	3
Median year built	1972
Single family	68%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	1.5%
Owner occupied	23%
Company owned	16%
Median loan-to-value	30%
Typical ownership tenure	12.0 yrs

COMMUNITY

Population	695
Density	20 / mi²
Median household income	\$65K
Average household income	\$95K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	279
Homes occupied	91%
Bachelor's or higher	11%
Poverty rate	9.3%
Unemployment	1.8%
Average temp	47°F
Annual precip	15 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.