

Culver 97734

ZIP code · OR · Oregon > Jefferson County > Culver

BALANCED MARKET

\$385K

MEDIAN SALE PRICE

+0.0%

1-YR CHANGE

45

SALES (12 MO)

\$372K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



MARKET TRENDS (5 YEARS)

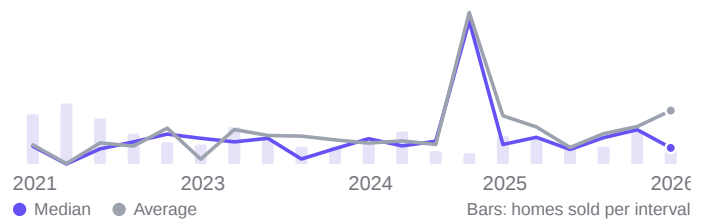
Market temperature (0–100)

50 / 100



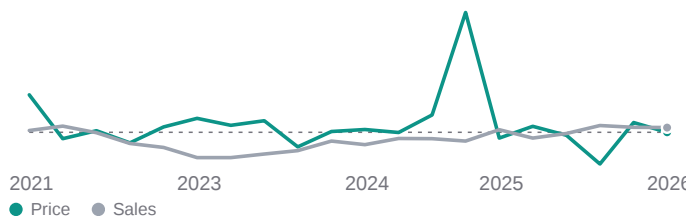
Sale prices

Median \$335K · Average \$476K



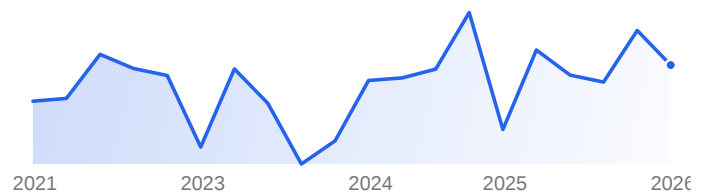
Growth (year over year)

Price +0.0% · Sales +9.8%



Price per square foot

\$253/ft²



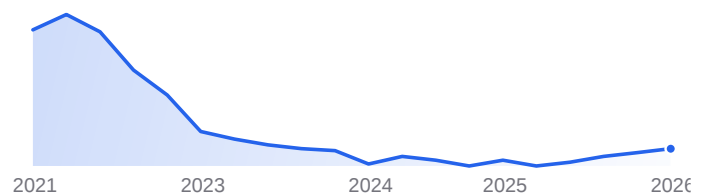
Sale premium vs estimated value

-4.0%



Annual turnover (share of homes sold)

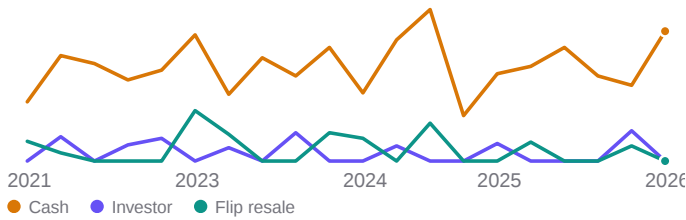
2.9%



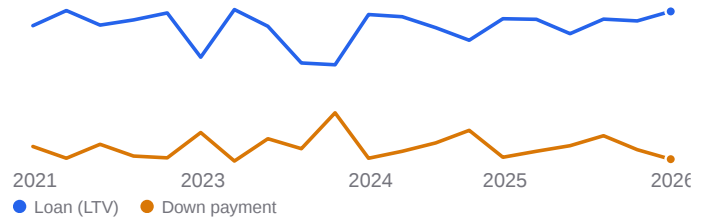
BUYERS & OUTCOMES

Buyer mix

Cash 57% · Investor 0% · Flip resale 0%

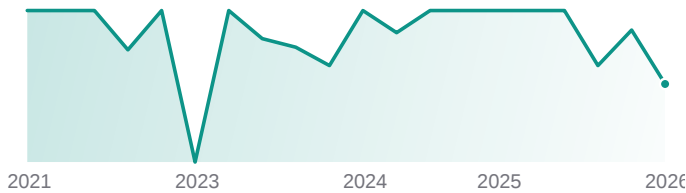


Financing (share of purchase price) Loan (LTV) 97% · Down payment 3.0%



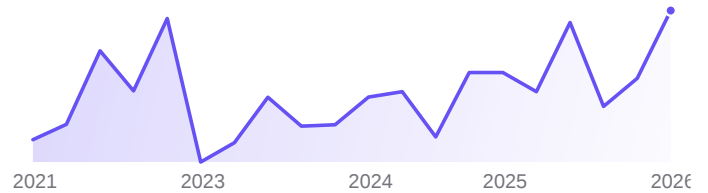
Sellers who sold at a gain

67%



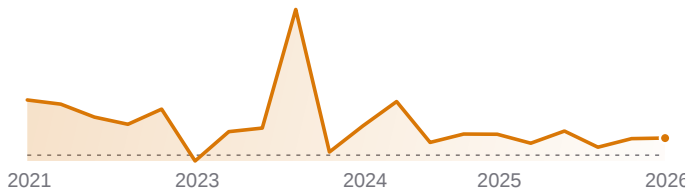
Typical hold before selling

11.2 yrs



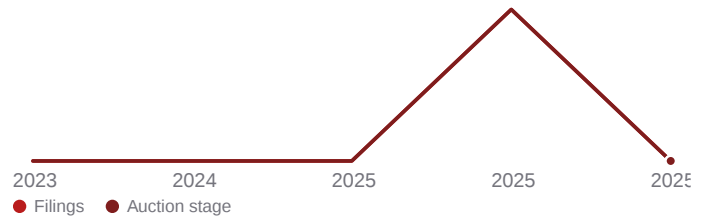
Median annualized return at resale

+6.2%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,569
Median value (AVM)	\$372K
Median size	1,408 ft²
Median bedrooms	3
Median year built	1997
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.2%
Owner occupied	47%
Company owned	20%
Median loan-to-value	32%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	4,031
Density	12 / mi²
Median household income	\$72K
Average household income	\$87K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	74
Homes occupied	76%
Bachelor's or higher	12%
Poverty rate	7.2%
Unemployment	1.6%
Average temp	47°F
Annual precip	18 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.