

Gilchrist 97737

ZIP code · OR · Oregon > Klamath County > Gilchrist

BALANCED MARKET

\$282K

MEDIAN SALE PRICE

+19.6%

1-YR CHANGE

11

SALES (12 MO)

\$275K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



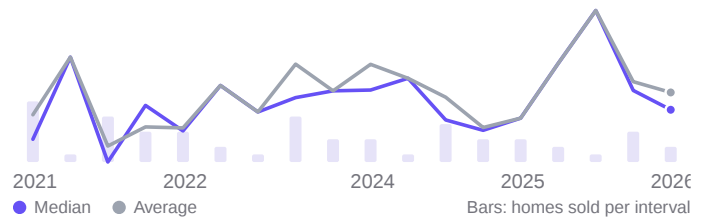
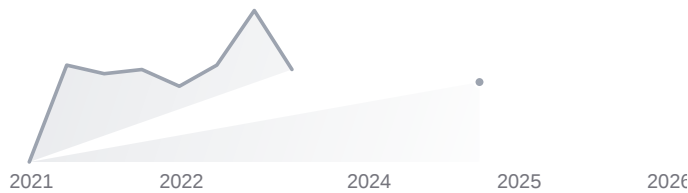
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$275K · Average \$313K

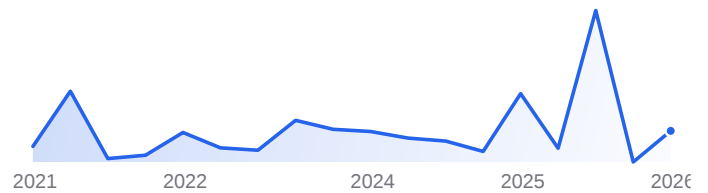
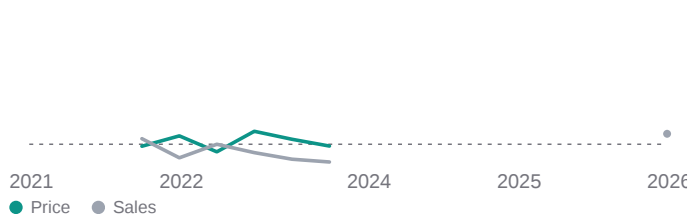


Growth (year over year)

Price +19.6% · Sales +22.2%

Price per square foot

\$249/ft²



Sale premium vs estimated value

-8.3%

Annual turnover (share of homes sold)

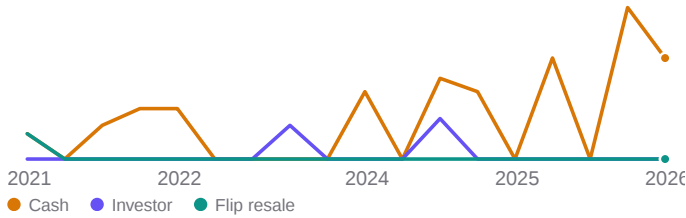
3.7%



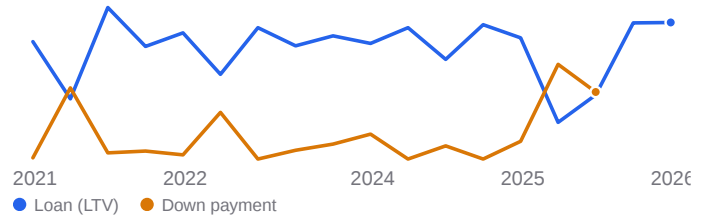
BUYERS & OUTCOMES

Buyer mix

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

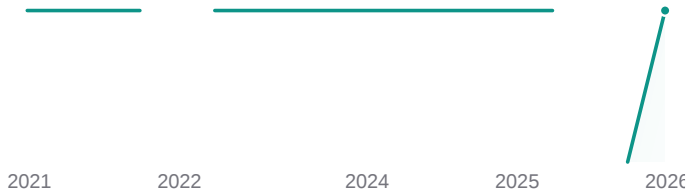


Financing (share of purchase price) Loan (LTV) 102% · Down payment 51%



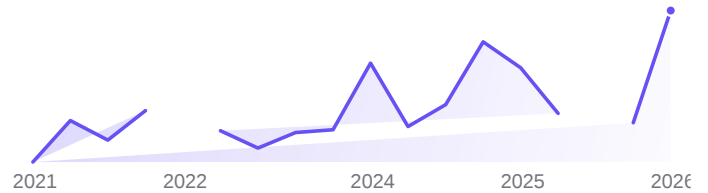
Sellers who sold at a gain

100%



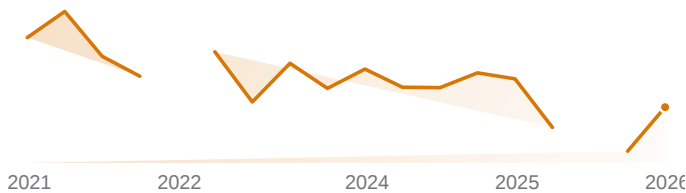
Typical hold before selling

14.3 yrs



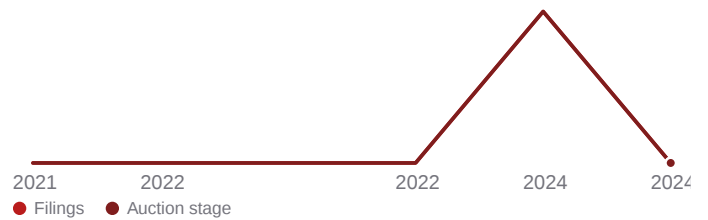
Median annualized return at resale

+7.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	297
Median value (AVM)	\$275K
Median size	1,068 ft²
Median bedrooms	3
Median year built	1972
Single family	69%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	66%
Underwater (LTV 125% or more)	2.3%
Owner occupied	53%
Company owned	17%
Median loan-to-value	29%
Typical ownership tenure	8.8 yrs

COMMUNITY

Population	226
Density	5 / mi ²
Median household income	\$66K
Average household income	\$78K
Crime index (US avg 100)	98
Air pollution index (US avg 100)	116
Earthquake index (US avg 100)	160
Homes occupied	80%
Bachelor's or higher	8%
Poverty rate	13.5%
Unemployment	1.3%
Average temp	43°F
Annual precip	31 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.