

Canyon City 97820

ZIP code · OR · Oregon > Grant County > Canyon City

SELLER'S MARKET

\$373K

MEDIAN SALE PRICE

+33.3%

1-YR CHANGE

17

SALES (12 MO)

\$250K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 74 / 100

Buyer's market

Balanced

Seller's market

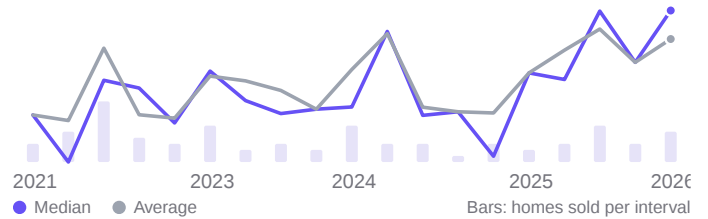
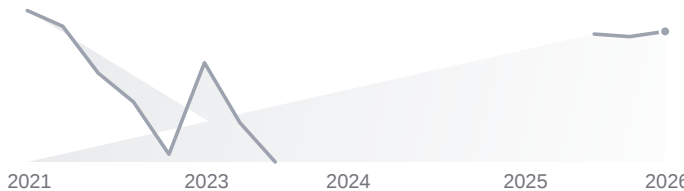
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

74 / 100

Sale prices

Median \$391K · Average \$340K



Growth (year over year)

Price +33.3% · Sales +88.9%

Price per square foot

\$96/ft²

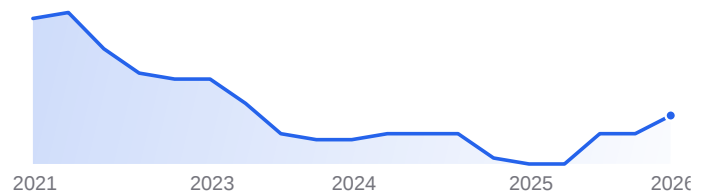
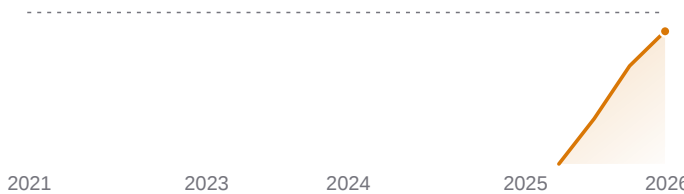


Sale premium vs estimated value

-1.2%

Annual turnover (share of homes sold)

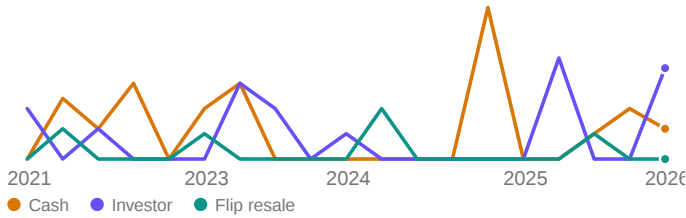
4.2%



BUYERS & OUTCOMES

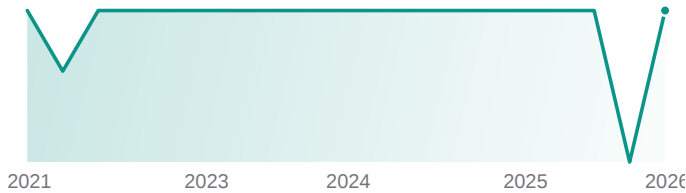
Buyer mix

Cash 20% · Investor 60% · Flip resale 0%



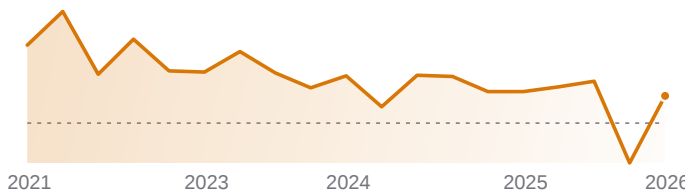
Sellers who sold at a gain

100%

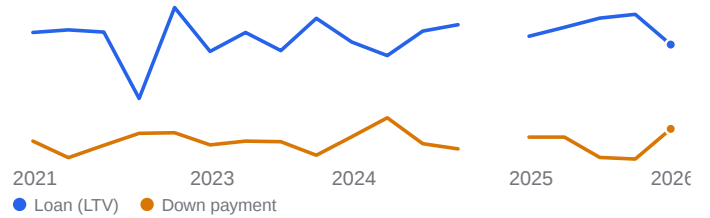


Median annualized return at resale

+5.8%

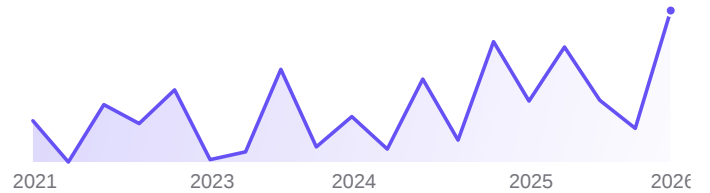


Financing (share of purchase price) Loan (LTV) 77% · Down payment 23%



Typical hold before selling

10.6 yrs



HOUSING STOCK

Homes	404
Median value (AVM)	\$250K
Median size	1,238 ft²
Median year built	1971
Single family	76%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	0.5%
Owner occupied	45%
Company owned	10.0%
Median loan-to-value	52%
Typical ownership tenure	8.4 yrs

COMMUNITY

Population	1,255
Density	2 / mi²
Median household income	\$63K
Average household income	\$79K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	69
Homes occupied	84%
Bachelor's or higher	15%
Poverty rate	15.1%
Unemployment	1.2%
Average temp	43°F
Annual precip	21 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.