

Cove 97824

ZIP code · OR · Oregon > Union County > Cove

BUYER'S MARKET

\$376K

MEDIAN SALE PRICE

-26.3%

1-YR CHANGE

20

SALES (12 MO)

\$523K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 38 / 100



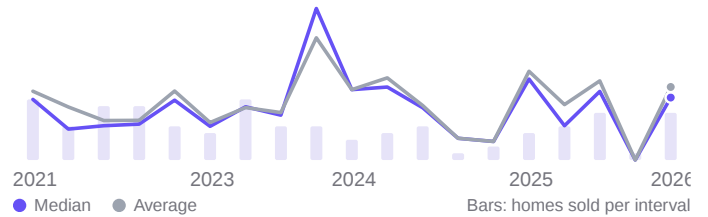
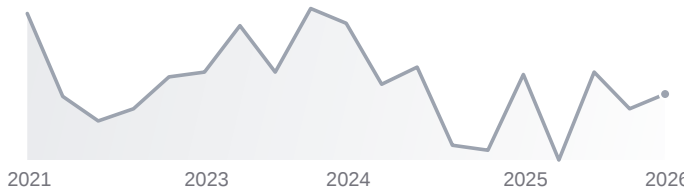
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

38 / 100

Sale prices

Median \$375K · Average \$431K

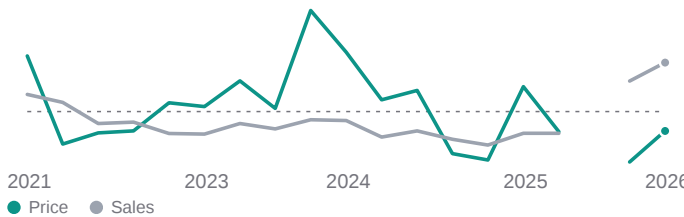


Growth (year over year)

Price -26.3% · Sales +66.7%

Price per square foot

\$188/ft²

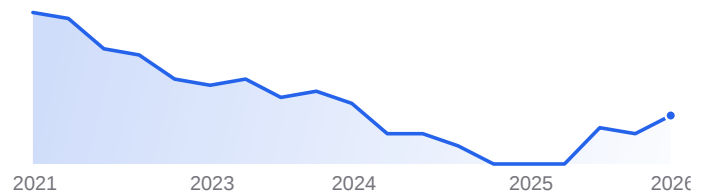
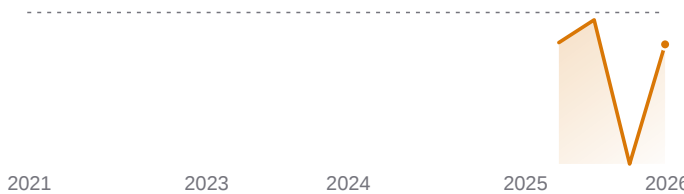


Sale premium vs estimated value

-20.0%

Annual turnover (share of homes sold)

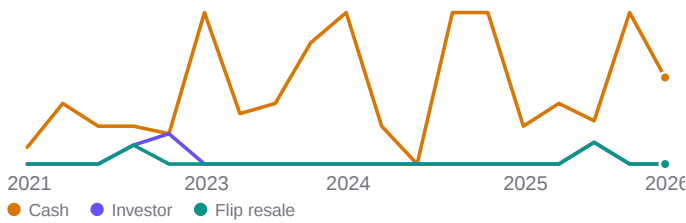
2.8%



BUYERS & OUTCOMES

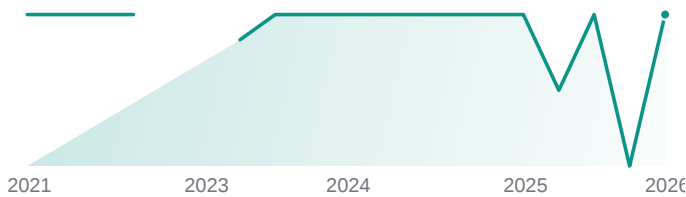
Buyer mix

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



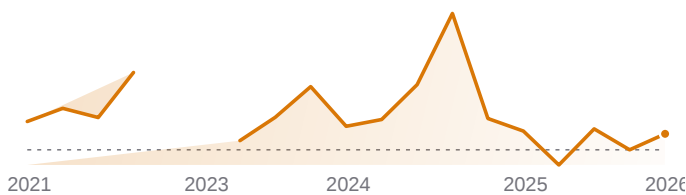
Sellers who sold at a gain

100%

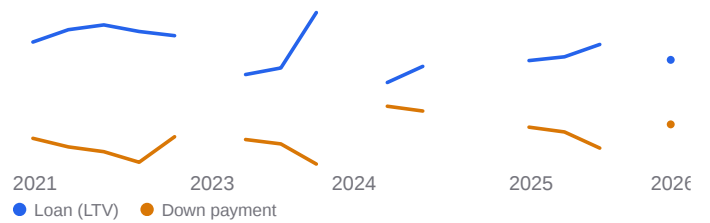


Median annualized return at resale

+4.6%

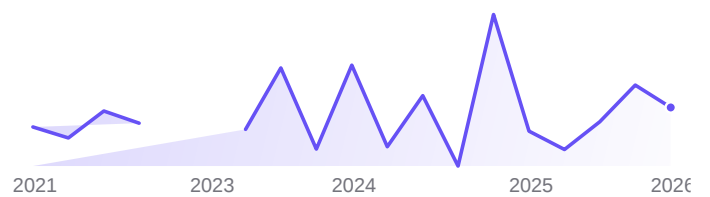


Financing (share of purchase price) Loan (LTV) 68% · Down payment 28%



Typical hold before selling

9.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	726
Median value (AVM)	\$523K
Median size	1,792 ft²
Median bedrooms	3
Median year built	1982
Single family	71%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	67%
Underwater (LTV 125% or more)	2.5%
Owner occupied	70%
Company owned	15%
Median loan-to-value	36%
Typical ownership tenure	10.3 yrs

COMMUNITY

Population	1,519
Density	11 / mi²
Median household income	\$76K
Average household income	\$104K
Crime index (US avg 100)	73
Air pollution index (US avg 100)	121
Earthquake index (US avg 100)	73
Homes occupied	94%
Bachelor's or higher	20%
Poverty rate	12.9%
Unemployment	1.4%
Average temp	45°F
Annual precip	26 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.