

John Day 97845

ZIP code · OR · Oregon > Grant County > John Day

BUYER'S MARKET

\$212K

MEDIAN SALE PRICE

-47.7%

1-YR CHANGE

28

SALES (12 MO)

\$255K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 33 / 100



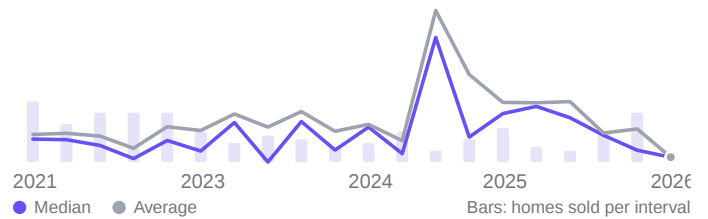
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

33 / 100

Sale prices

Median \$175K · Average \$175K

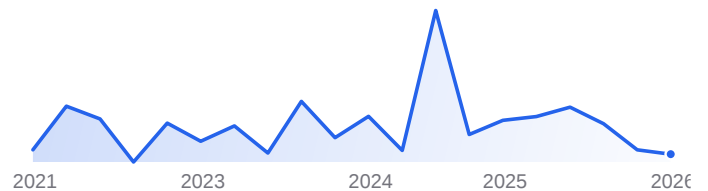
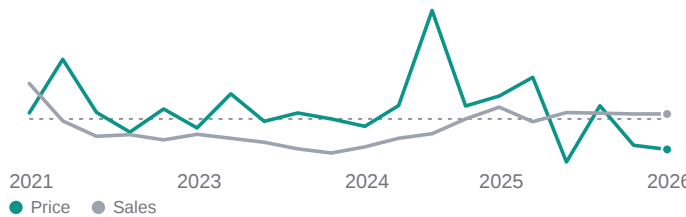


Growth (year over year)

Price -47.7% · Sales +7.7%

Price per square foot

\$151/ft²

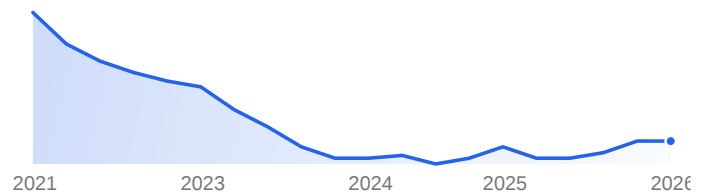


Sale premium vs estimated value

-12.5%

Annual turnover (share of homes sold)

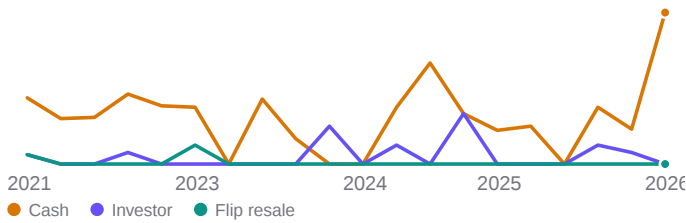
3.0%



BUYERS & OUTCOMES

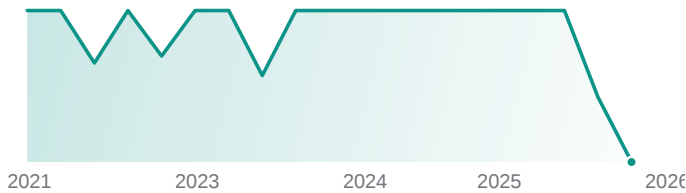
Buyer mix

Cash 100% · Investor 0% · Flip resale 0%



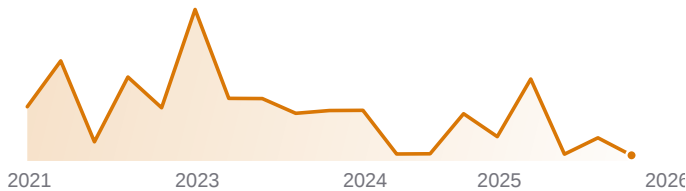
Sellers who sold at a gain

67%

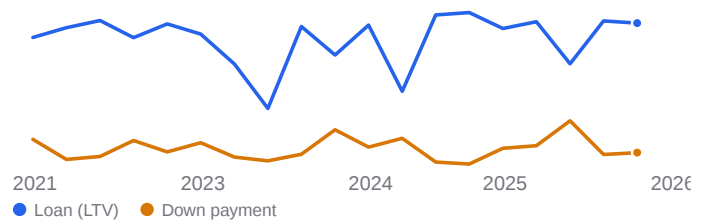


Median annualized return at resale

+1.2%

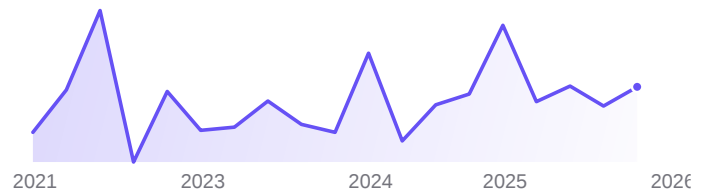


Financing (share of purchase price) Loan (LTV) 93% · Down payment 8.0%



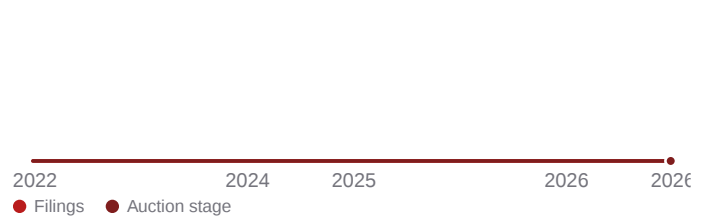
Typical hold before selling

4.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	942
Median value (AVM)	\$255K
Median size	1,344 ft²
Median year built	1970
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	62%
Underwater (LTV 125% or more)	1.6%
Owner occupied	64%
Company owned	20%
Median loan-to-value	37%
Typical ownership tenure	8.9 yrs

COMMUNITY

Population	1,714
Density	12 / mi²
Median household income	\$65K
Average household income	\$78K
Crime index (US avg 100)	106
Air pollution index (US avg 100)	115
Earthquake index (US avg 100)	72
Homes occupied	90%
Bachelor's or higher	15%
Poverty rate	16.0%
Unemployment	1.2%
Average temp	43°F
Annual precip	23 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.