

Clackamas County, OR

County · OR · Oregon

BALANCED MARKET

\$630K

MEDIAN SALE PRICE

+2.4%

1-YR CHANGE

5,538

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

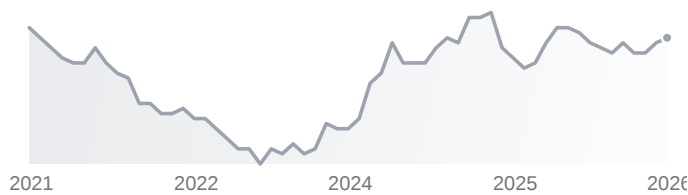
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

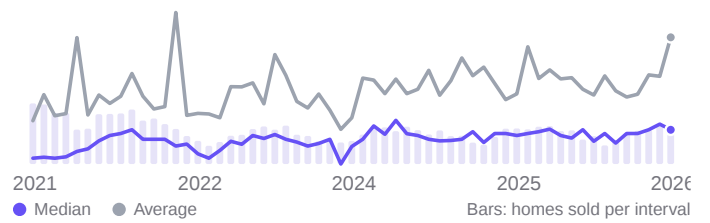
Market temperature (0–100)

59 / 100



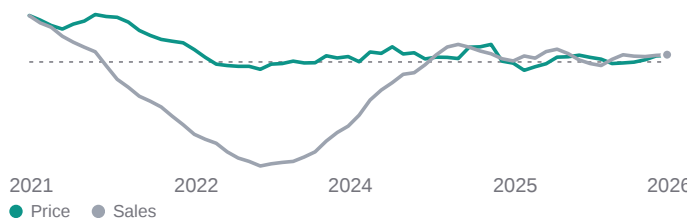
Sale prices

Median \$625K · Average \$868K



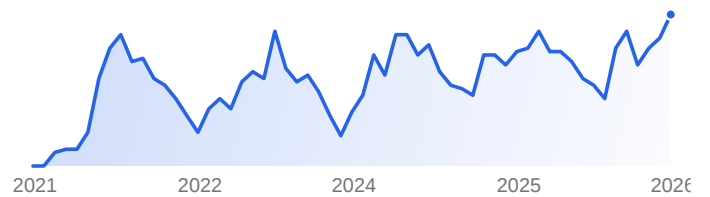
Growth (year over year)

Price +2.4% · Sales +2.7%



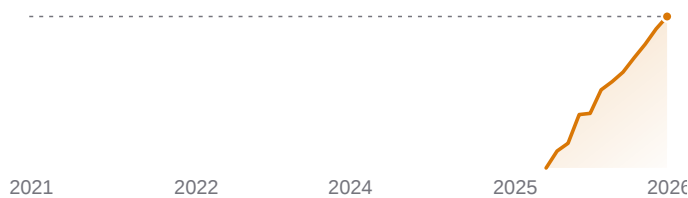
Price per square foot

\$324/ft²



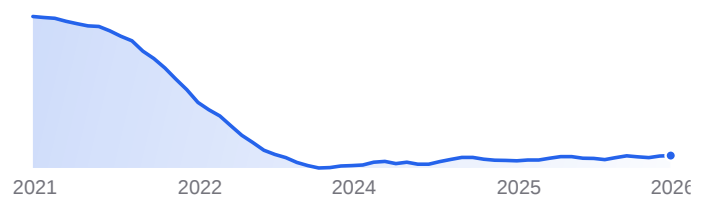
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

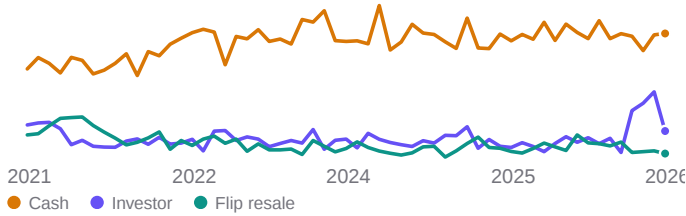
3.8%



BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 7.1% · Flip resale 2.8%



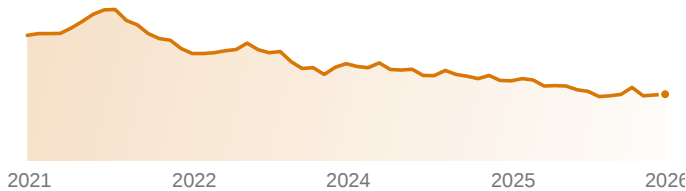
Sellers who sold at a gain

91%

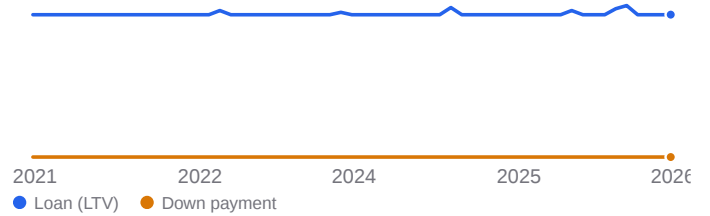


Median annualized return at resale

+4.3%

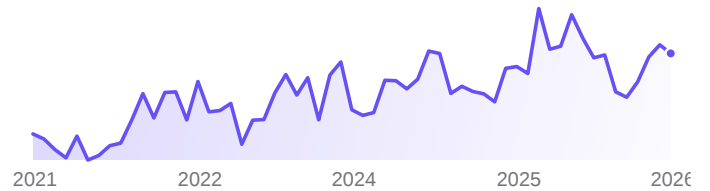


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 23 · Auction stage 22



HOUSING STOCK

Homes	147,572
Median value (AVM)	\$618K
Median size	2,002 ft²
Median bedrooms	3
Median year built	1981
Single family	83%
Condos	4.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.4%
Owner occupied	80%
Company owned	22%
Median loan-to-value	44%

Typical ownership tenure

8.9 yrs

COMMUNITY

Population	427,661
Density	229 / mi²
Median household income	\$96K
Average household income	\$126K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	174
Homes occupied	94%
Bachelor's or higher	26%
Poverty rate	7.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	50 in
Sunshine	48%

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