

Happy Valley

City · OR · Oregon > Clackamas County

BALANCED MARKET

\$663K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

483

SALES (12 MO)

\$700K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 48 / 100



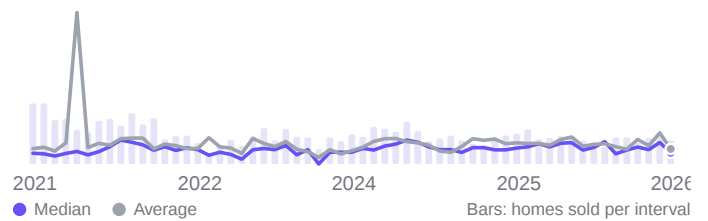
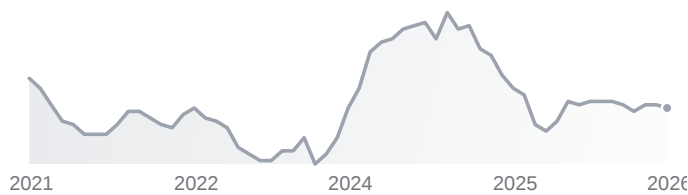
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

48 / 100

Sale prices

Median \$620K · Average \$656K

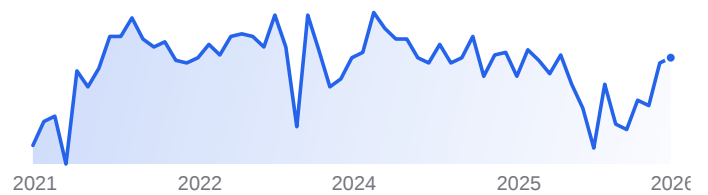
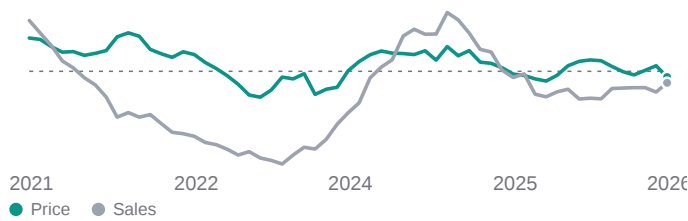


Growth (year over year)

Price -2.9% · Sales -5.7%

Price per square foot

\$281/ft²

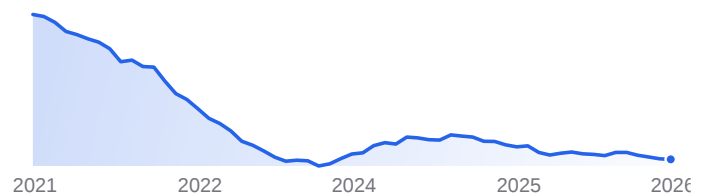
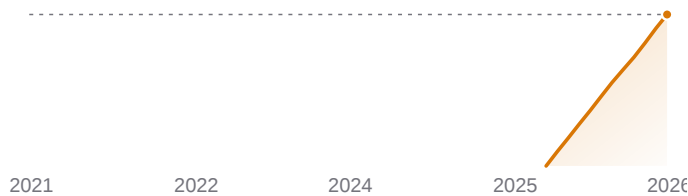


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

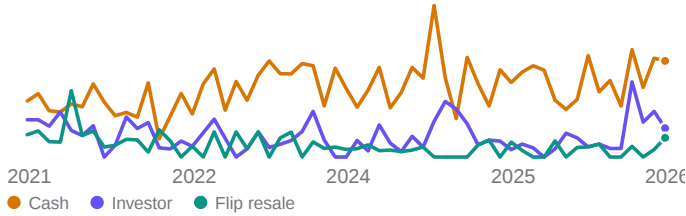
4.5%



BUYERS & OUTCOMES

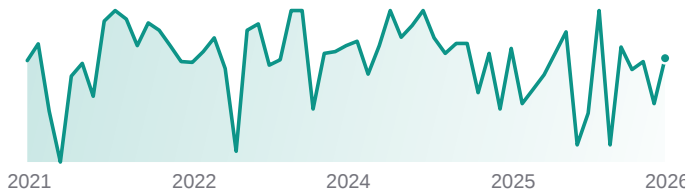
Buyer mix

Cash 26% · Investor 7.9% · Flip resale 5.3%



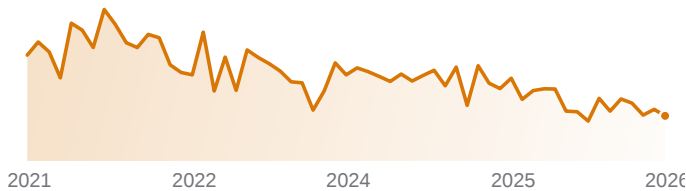
Sellers who sold at a gain

90%

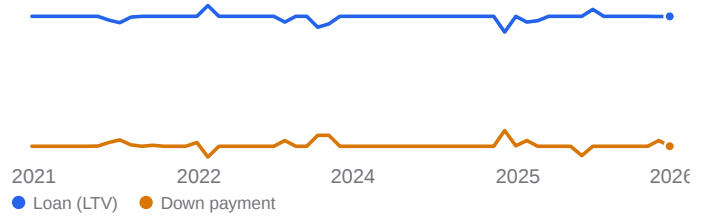


Median annualized return at resale

+2.9%

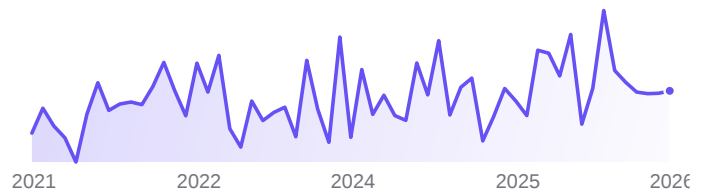


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 4 · Auction stage 4



HOUSING STOCK

Homes	10,783
Median value (AVM)	\$700K
Median size	2,620 ft²
Median bedrooms	4
Median year built	2001
Single family	93%
Condos	4.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	19%
Median loan-to-value	53%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	23,972
Density	2,071 / mi²
Median household income	\$119K
Average household income	\$157K
Crime index (US avg 100)	39
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	181
Homes occupied	97%
Bachelor's or higher	30%
Poverty rate	4.8%
Unemployment	1.2%
Average temp	52°F
Annual precip	51 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.