

Boring 97009

ZIP code · OR · Oregon > Clackamas County > Boring

BALANCED MARKET

\$592K

MEDIAN SALE PRICE

-17.2%

1-YR CHANGE

87

SALES (12 MO)

\$720K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



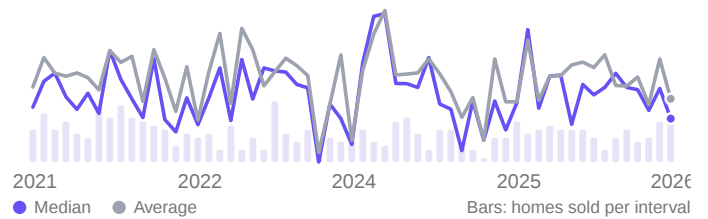
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

42 / 100

Sale prices

Median \$530K · Average \$626K

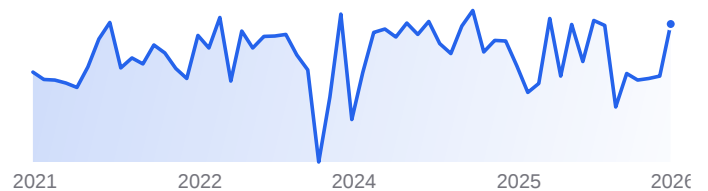
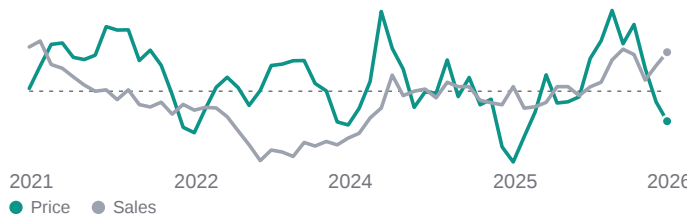


Growth (year over year)

Price -17.2% · Sales +22.5%

Price per square foot

\$393/ft²

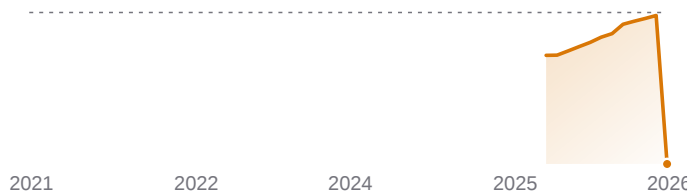


Sale premium vs estimated value

-10.2%

Annual turnover (share of homes sold)

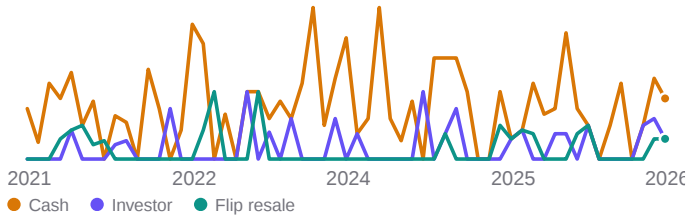
2.6%



BUYERS & OUTCOMES

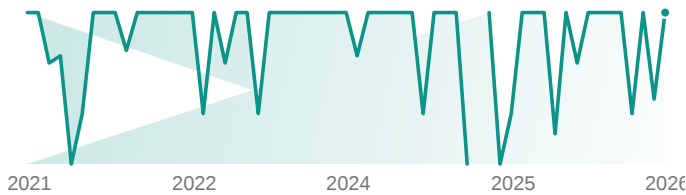
Buyer mix

Cash 30% · Investor 10% · Flip resale 10%



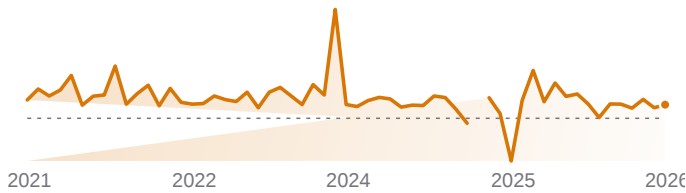
Sellers who sold at a gain

100%

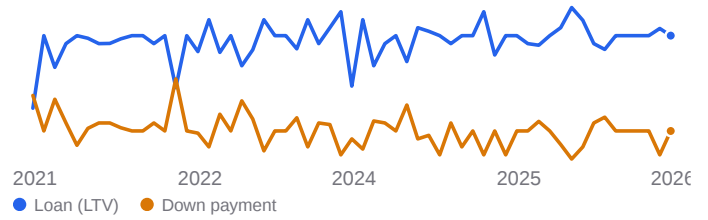


Median annualized return at resale

+4.6%

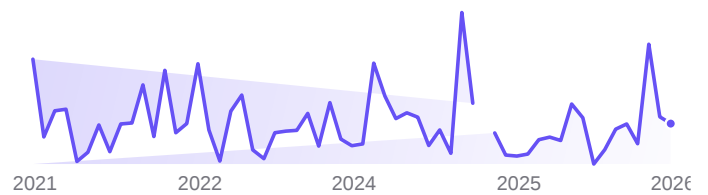


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,360
Median value (AVM)	\$720K
Median size	2,056 ft²
Median bedrooms	3
Median year built	1976
Single family	67%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	22%
Median loan-to-value	38%
Typical ownership tenure	9.6 yrs

COMMUNITY

Population	9,377
Density	306 / mi²
Median household income	\$112K
Average household income	\$132K
Crime index (US avg 100)	58
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	163
Homes occupied	95%
Bachelor's or higher	12%
Poverty rate	3.5%
Unemployment	1.2%
Average temp	52°F
Annual precip	60 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.