

Brightwood 97011

ZIP code · OR · Oregon · Clackamas County

SELLER'S MARKET

\$764K

MEDIAN SALE PRICE

12

SALES (12 MO)

\$500K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 64 / 100

Buyer's market

Balanced

Seller's market

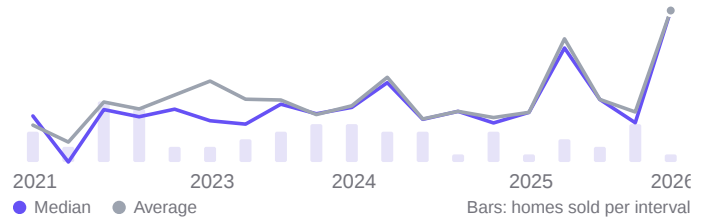
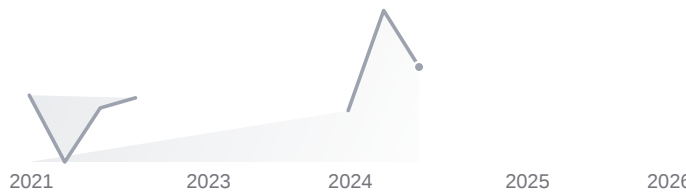
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

64 / 100

Sale prices

Median \$1.1M · Average \$1.1M

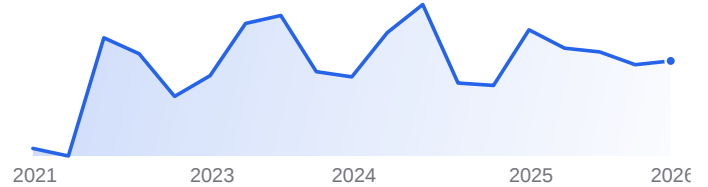


Growth (year over year)

Price +8.3% · Sales +22.2%

Price per square foot

\$329/ft²

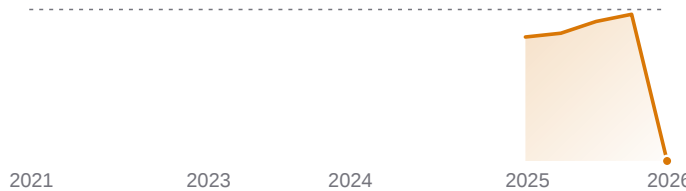


Sale premium vs estimated value

-11.9%

Annual turnover (share of homes sold)

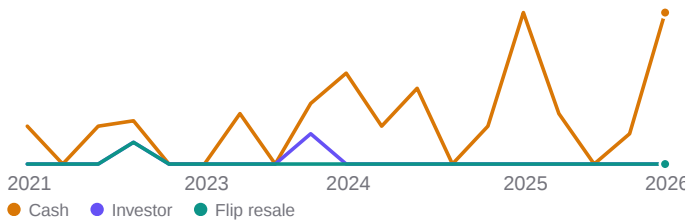
3.2%



BUYERS & OUTCOMES

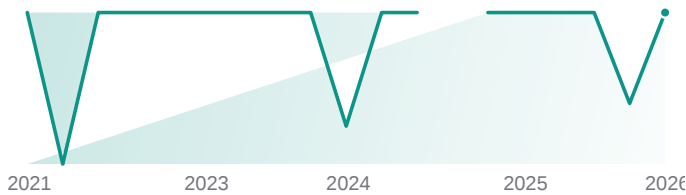
Buyer mix

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



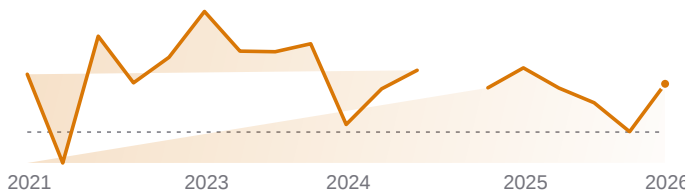
Sellers who sold at a gain

100%

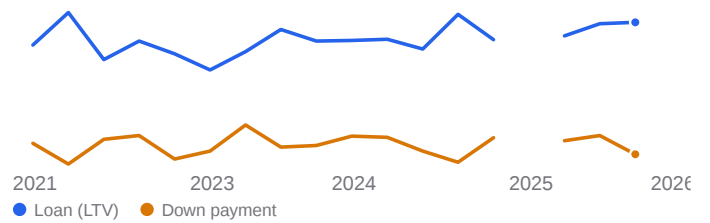


Median annualized return at resale

+5.0%

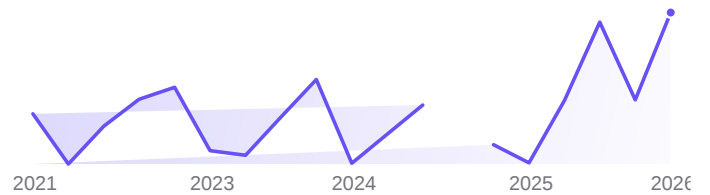


Financing (share of purchase price) Loan (LTV) 92% · Down payment 8.0%



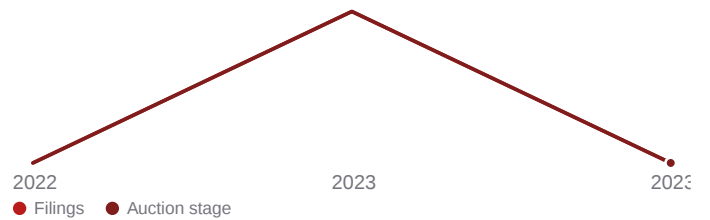
Typical hold before selling

20.5 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	371
Median value (AVM)	\$500K
Median size	1,418 ft²
Median bedrooms	3
Median year built	1973
Single family	93%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	0.9%
Owner occupied	51%
Company owned	25%
Median loan-to-value	40%
Typical ownership tenure	8.2 yrs

COMMUNITY

Population	512
Density	140 / mi²
Median household income	\$84K
Average household income	\$87K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	140
Homes occupied	74%
Bachelor's or higher	8%
Poverty rate	7.0%
Unemployment	1.0%
Average temp	47°F
Annual precip	97 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.