

Canby 97013

ZIP code · OR · Oregon > Clackamas County > Canby

BALANCED MARKET

\$582K

MEDIAN SALE PRICE

-6.3%

1-YR CHANGE

299

SALES (12 MO)

\$579K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



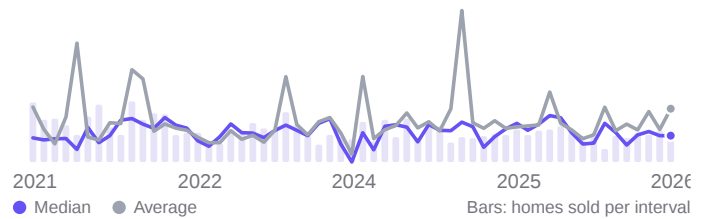
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$575K · Average \$703K

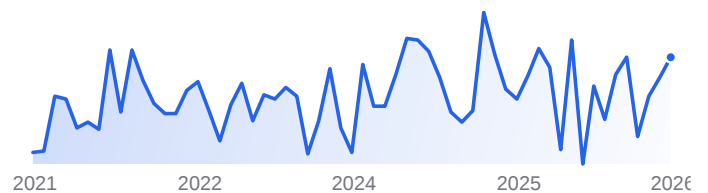
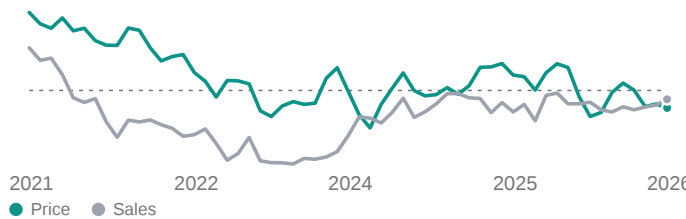


Growth (year over year)

Price -6.3% · Sales -3.2%

Price per square foot

\$322/ft²

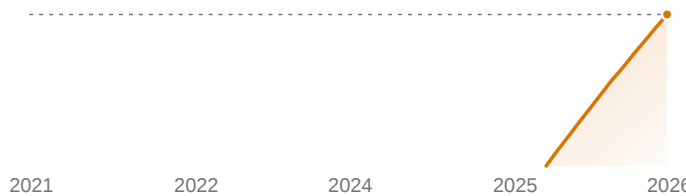


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

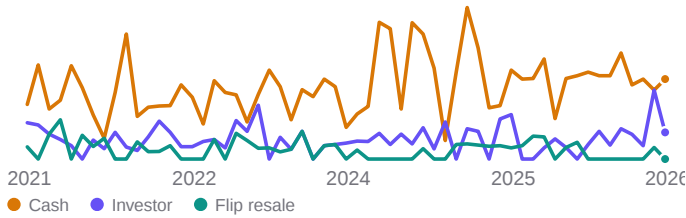
3.6%



BUYERS & OUTCOMES

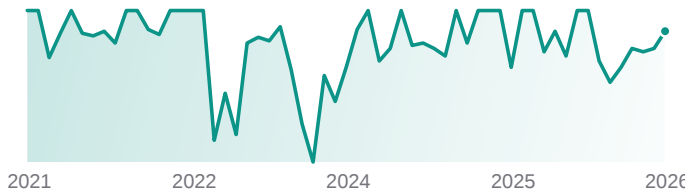
Buyer mix

Cash 24% · Investor 8.0% · Flip resale 0%



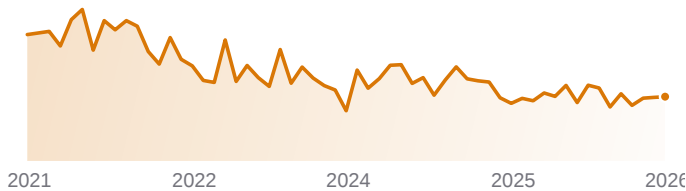
Sellers who sold at a gain

95%

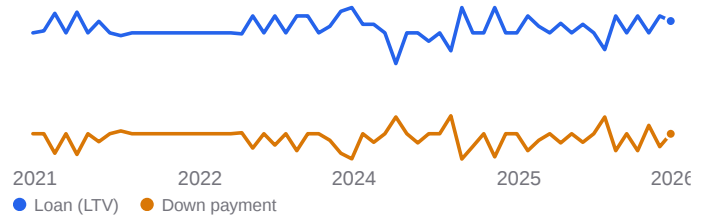


Median annualized return at resale

+4.4%

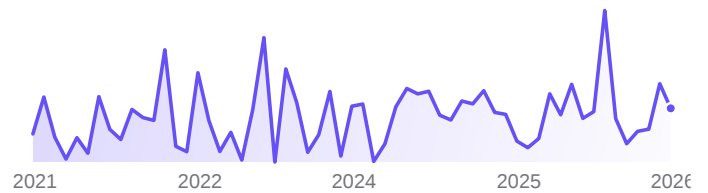


Financing (share of purchase price) Loan (LTV) 87% · Down payment 20%



Typical hold before selling

7.2 yrs



Preforeclosure filings

Filings 5 · Auction stage 4



HOUSING STOCK

Homes	8,400
Median value (AVM)	\$579K
Median size	1,838 ft²
Median bedrooms	3
Median year built	1985
Single family	78%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.9%
Owner occupied	83%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	8.1 yrs

COMMUNITY

Population	24,721
Density	418 / mi²
Median household income	\$90K
Average household income	\$113K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	169
Homes occupied	97%
Bachelor's or higher	21%
Poverty rate	7.4%
Unemployment	1.2%
Average temp	53°F
Annual precip	44 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.