

Clackamas 97015

ZIP code · OR · Oregon > Clackamas County

BALANCED MARKET

\$612K

MEDIAN SALE PRICE

+8.7%

1-YR CHANGE

185

SALES (12 MO)

\$588K

MEDIAN VALUE (AVM)

Market temperature

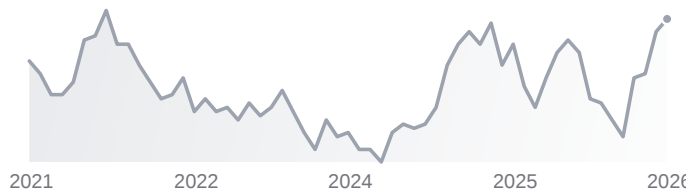
Balanced market · 59 / 100



MARKET TRENDS (5 YEARS)

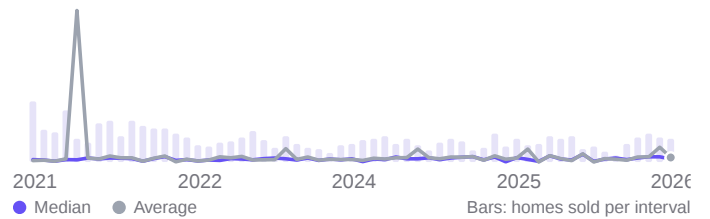
Market temperature (0–100)

59 / 100



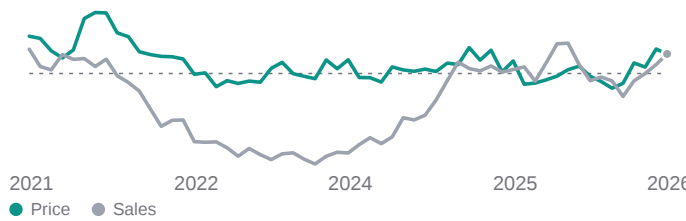
Sale prices

Median \$575K · Average \$613K



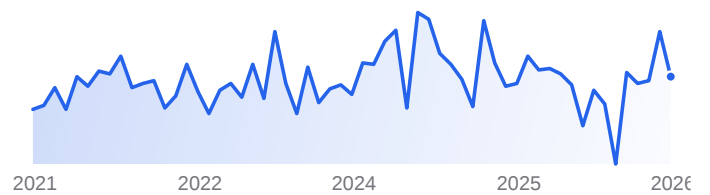
Growth (year over year)

Price +8.7% · Sales +8.8%



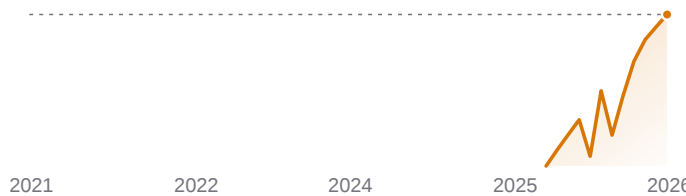
Price per square foot

\$284/ft²



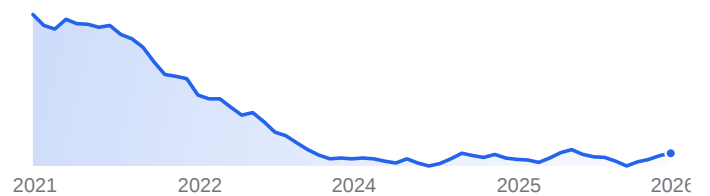
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

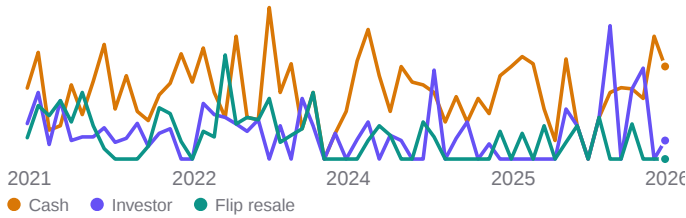
2.8%



BUYERS & OUTCOMES

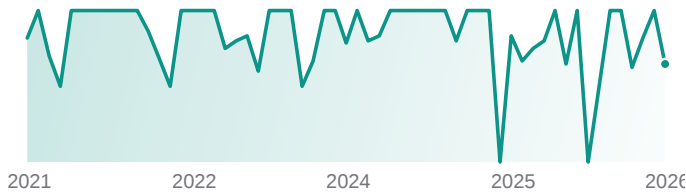
Buyer mix

Cash 28% · Investor 5.6% · Flip resale 0%



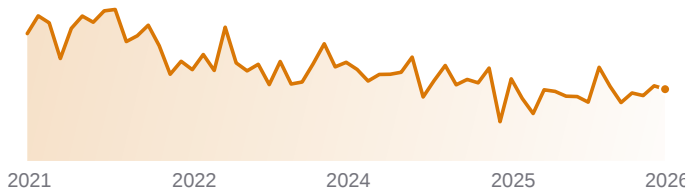
Sellers who sold at a gain

88%

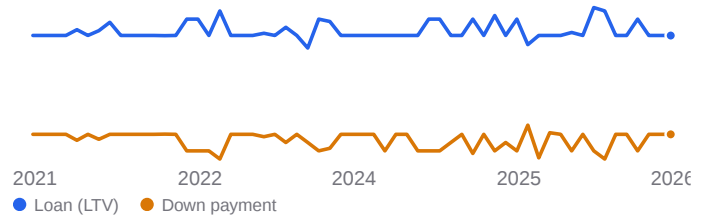


Median annualized return at resale

+4.6%

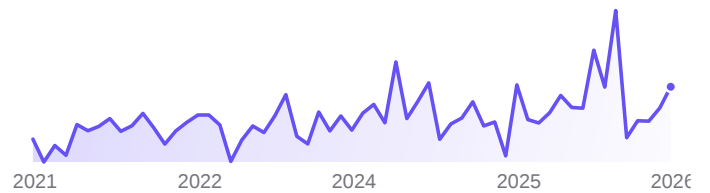


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



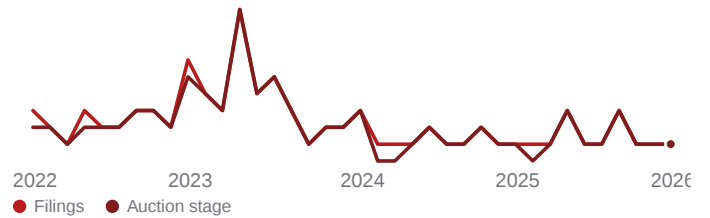
Typical hold before selling

10.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	6,550
Median value (AVM)	\$588K
Median size	1,930 ft²
Median bedrooms	3
Median year built	1994
Single family	76%
Condos	6.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.9%
Owner occupied	81%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	24,454
Density	2,813 / mi²
Median household income	\$83K
Average household income	\$110K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	183
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	10.9%
Unemployment	1.2%
Average temp	53°F
Annual precip	47 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.