

Colton 97017

ZIP code · OR · Oregon · Clackamas County

BALANCED MARKET

\$675K

MEDIAN SALE PRICE

+6.8%

1-YR CHANGE

36

SALES (12 MO)

\$618K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



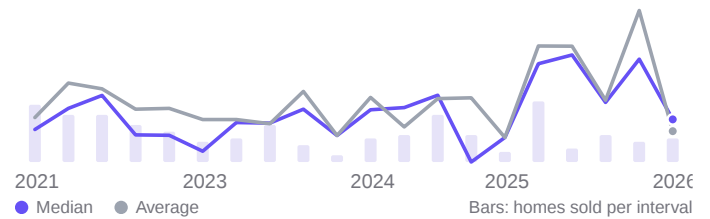
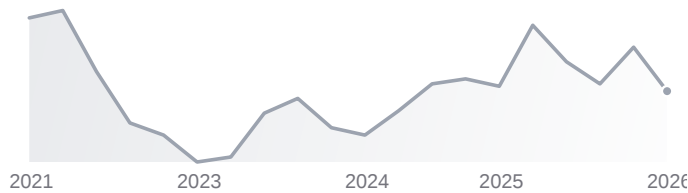
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$535K · Average \$497K

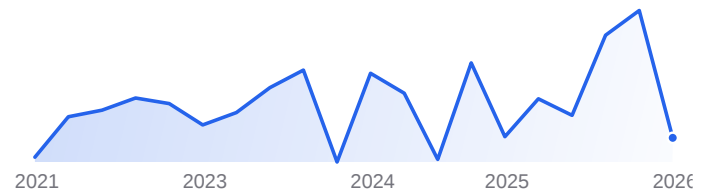
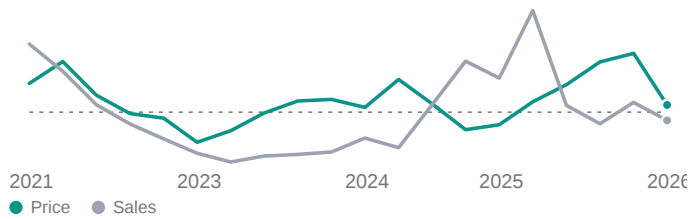


Growth (year over year)

Price +6.8% · Sales -7.7%

Price per square foot

\$281/ft²



Sale premium vs estimated value

-1.8%

Annual turnover (share of homes sold)

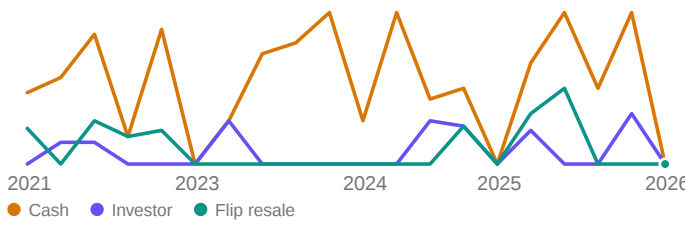
3.1%



BUYERS & OUTCOMES

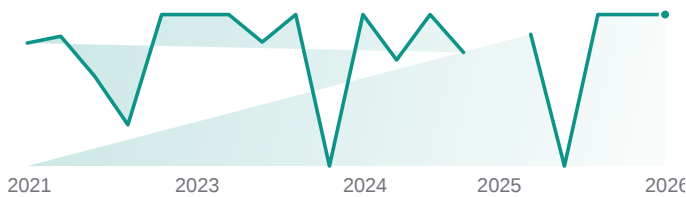
Buyer mix

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



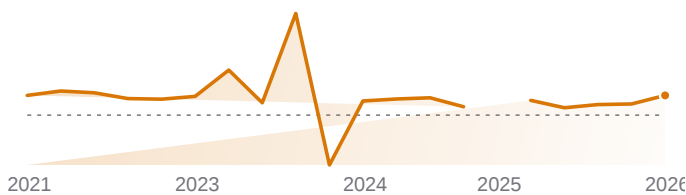
Sellers who sold at a gain

100%

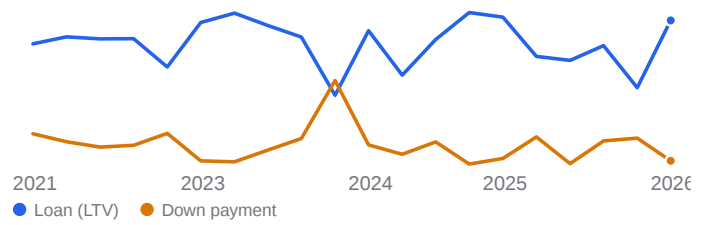


Median annualized return at resale

+8.4%

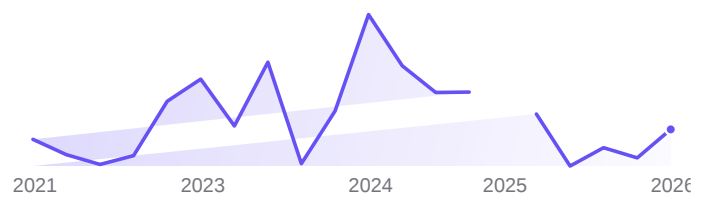


Financing (share of purchase price) Loan (LTV) 92% · Down payment 5.0%



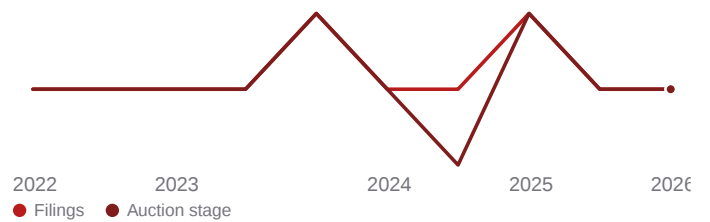
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,153
Median value (AVM)	\$618K
Median size	1,804 ft²
Median bedrooms	3
Median year built	1978
Single family	59%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.5%
Owner occupied	85%
Company owned	13%
Median loan-to-value	44%
Typical ownership tenure	10.0 yrs

COMMUNITY

Population	2,717
Density	33 / mi²
Median household income	\$84K
Average household income	\$110K
Crime index (US avg 100)	92
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	140
Homes occupied	95%
Bachelor's or higher	15%
Poverty rate	11.1%
Unemployment	1.0%
Average temp	47°F
Annual precip	88 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.