

Eagle Creek 97022

ZIP code · OR · Oregon · Clackamas County

SELLER'S MARKET

\$654K

MEDIAN SALE PRICE

+21.1%

1-YR CHANGE

37

SALES (12 MO)

\$660K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 66 / 100

Buyer's market

Balanced

Seller's market

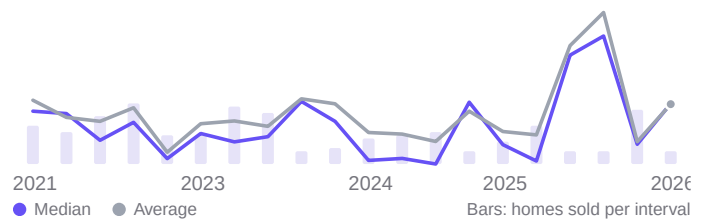
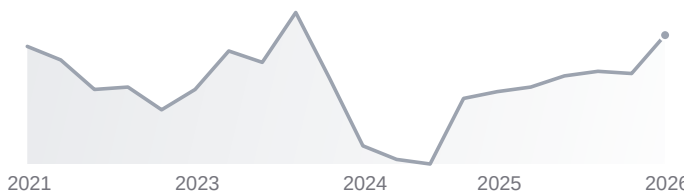
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

66 / 100

Sale prices

Median \$718K · Average \$716K

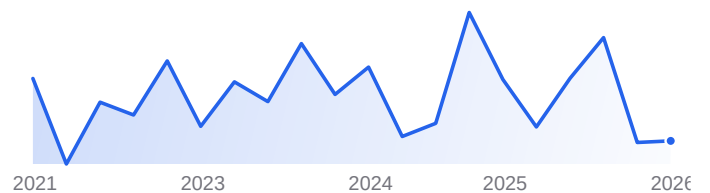
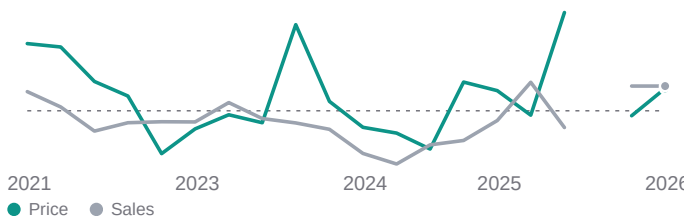


Growth (year over year)

Price +21.1% · Sales +23.3%

Price per square foot

\$294/ft²

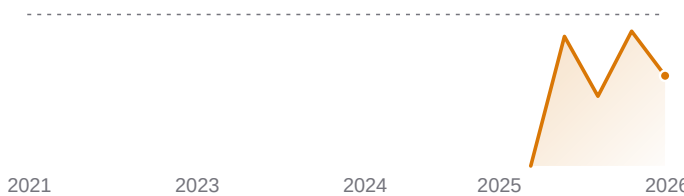


Sale premium vs estimated value

-6.1%

Annual turnover (share of homes sold)

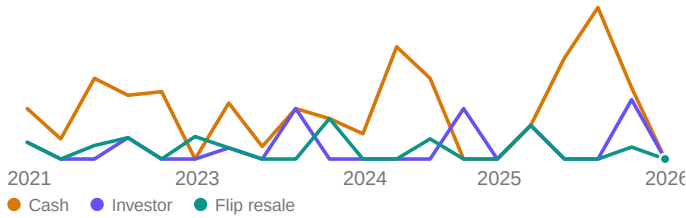
2.4%



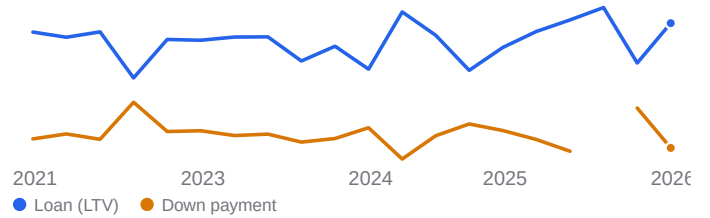
BUYERS & OUTCOMES

Buyer mix

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

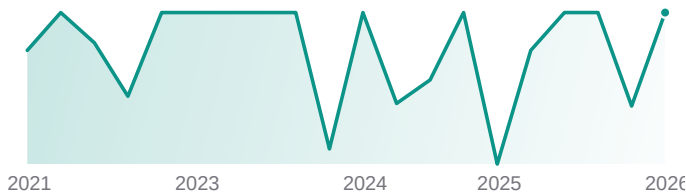


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



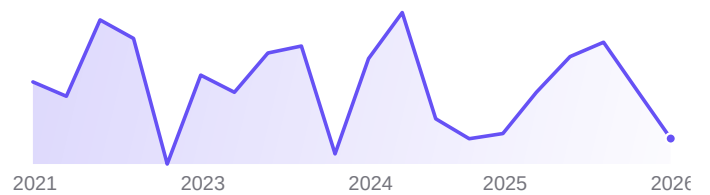
Sellers who sold at a gain

100%



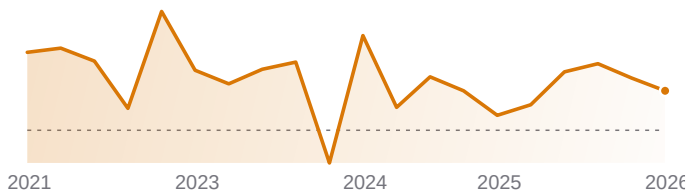
Typical hold before selling

3.7 yrs



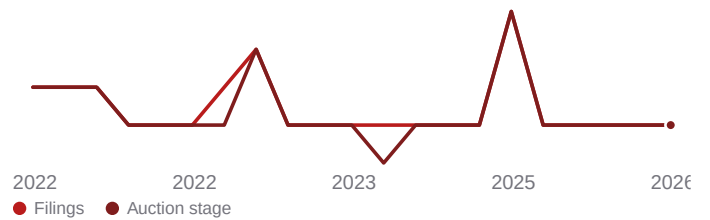
Median annualized return at resale

+5.0%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,511
Median value (AVM)	\$660K
Median size	1,782 ft²
Median bedrooms	3
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.9%
Owner occupied	78%
Company owned	17%
Median loan-to-value	37%
Typical ownership tenure	10.2 yrs

COMMUNITY

Population	3,952
Density	166 / mi²
Median household income	\$78K
Average household income	\$99K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	160
Homes occupied	95%
Bachelor's or higher	16%
Poverty rate	9.9%
Unemployment	1.0%
Average temp	52°F
Annual precip	57 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.