

Estacada 97023

ZIP code · OR · Oregon > Clackamas County > Estacada

BUYER'S MARKET

\$487K

MEDIAN SALE PRICE

-11.4%

1-YR CHANGE

230

SALES (12 MO)

\$555K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



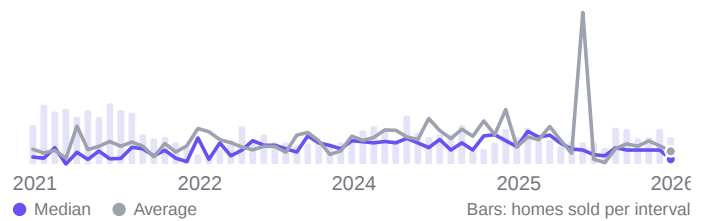
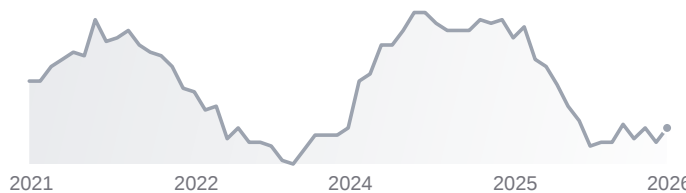
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

39 / 100

Sale prices

Median \$460K · Average \$494K

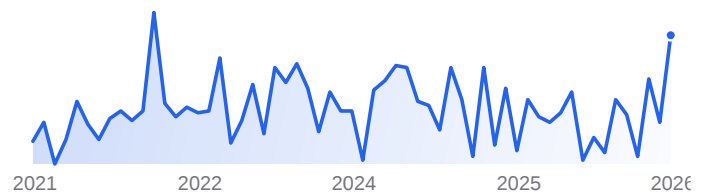
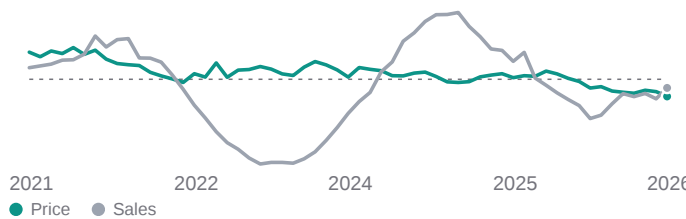


Growth (year over year)

Price -11.4% · Sales -5.7%

Price per square foot

\$313/ft²

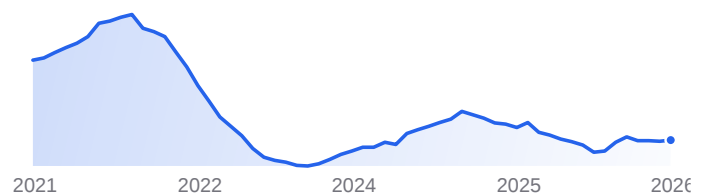
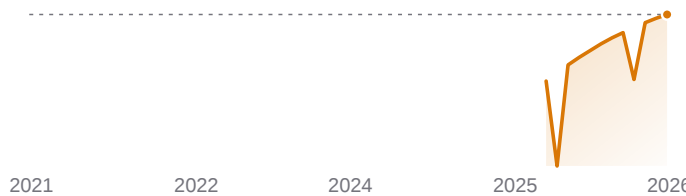


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

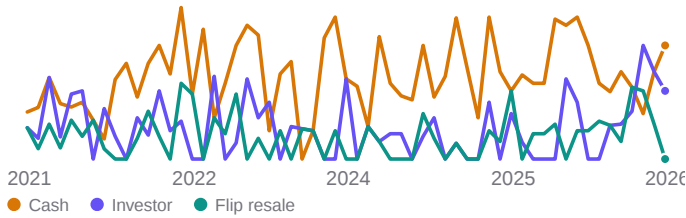
4.3%



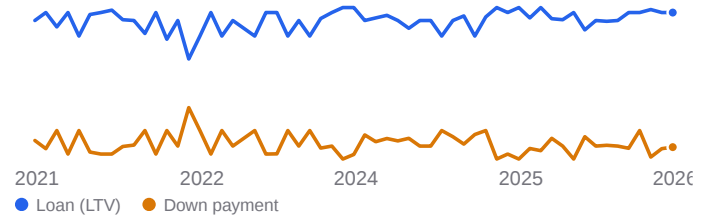
BUYERS & OUTCOMES

Buyer mix

Cash 25% · Investor 15% · Flip resale 0%

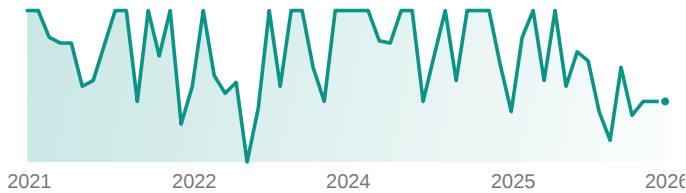


Financing (share of purchase price) Loan (LTV) 95% · Down payment 9.4%



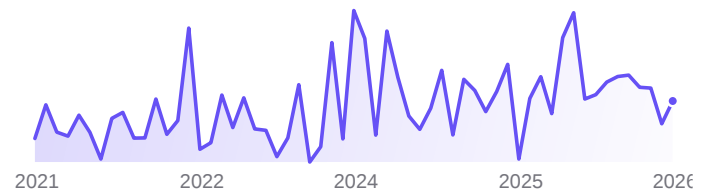
Sellers who sold at a gain

80%



Typical hold before selling

4.8 yrs



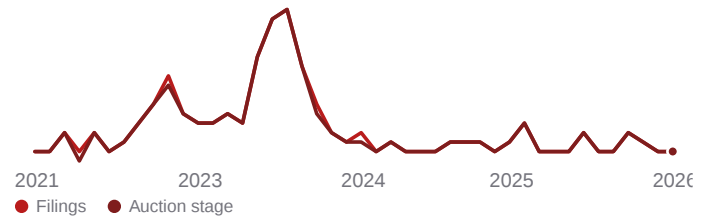
Median annualized return at resale

+4.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,393
Median value (AVM)	\$555K
Median size	1,846 ft²
Median bedrooms	3
Median year built	1984
Single family	73%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	83%
Company owned	15%
Median loan-to-value	50%
Typical ownership tenure	7.0 yrs

COMMUNITY

Population	12,816
Density	18 / mi²
Median household income	\$78K
Average household income	\$96K
Crime index (US avg 100)	87
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	144
Homes occupied	95%
Bachelor's or higher	14%
Poverty rate	12.2%
Unemployment	1.1%
Average temp	46°F
Annual precip	66 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.