

Gladstone 97027

ZIP code · OR · Oregon > Clackamas County > Gladstone

BALANCED MARKET

\$485K

MEDIAN SALE PRICE

-6.5%

1-YR CHANGE

144

SALES (12 MO)

\$508K

MEDIAN VALUE (AVM)

Market temperature

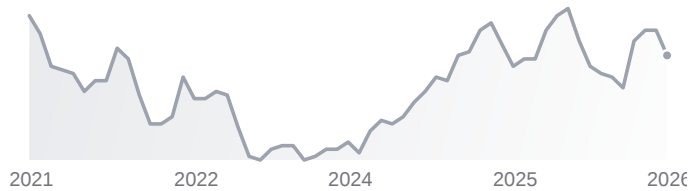
Balanced market · 56 / 100



MARKET TRENDS (5 YEARS)

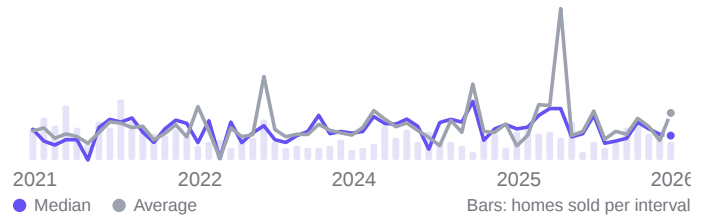
Market temperature (0–100)

56 / 100



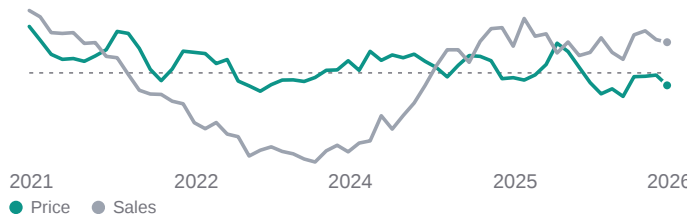
Sale prices

Median \$475K · Average \$558K



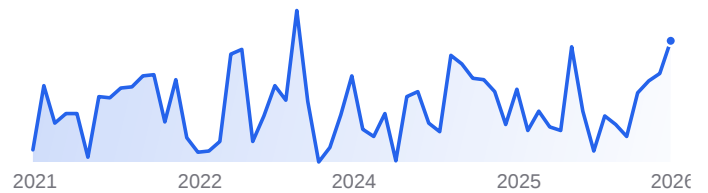
Growth (year over year)

Price -6.5% · Sales +16.1%



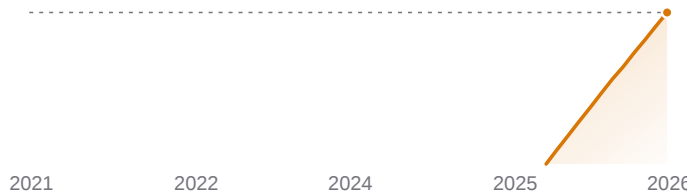
Price per square foot

\$333/ft²



Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

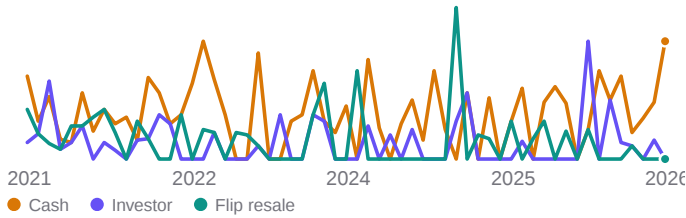
3.8%



BUYERS & OUTCOMES

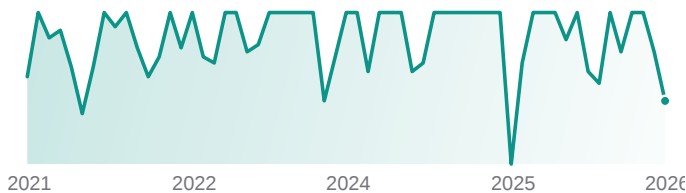
Buyer mix

Cash 44% · Investor 0% · Flip resale 0%



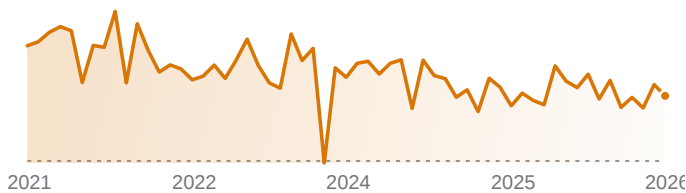
Sellers who sold at a gain

75%

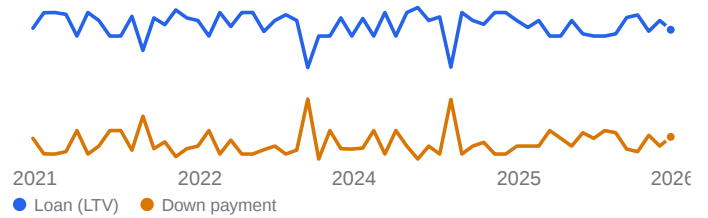


Median annualized return at resale

+4.3%

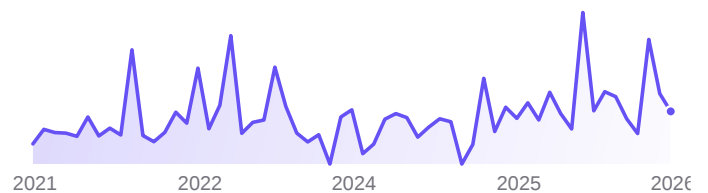


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



Typical hold before selling

8.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	3,769
Median value (AVM)	\$508K
Median size	1,826 ft²
Median bedrooms	3
Median year built	1971
Single family	88%
Condos	1.0%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	82%
Company owned	16%
Median loan-to-value	49%

Typical ownership tenure

9.1 yrs

COMMUNITY

Population	12,430
Density	4,729 / mi²
Median household income	\$88K
Average household income	\$105K
Crime index (US avg 100)	109
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	176
Homes occupied	95%
Bachelor's or higher	23%
Poverty rate	13.0%
Unemployment	1.2%
Average temp	54°F
Annual precip	43 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.