

Government Camp 97028

ZIP code · OR · Oregon > Clackamas County > Government Camp

BUYER'S MARKET

\$710K

MEDIAN SALE PRICE

-24.2%

1-YR CHANGE

21

SALES (12 MO)

\$733K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



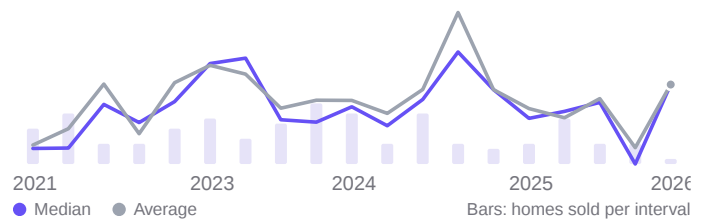
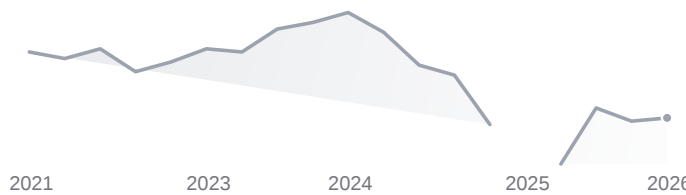
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$1M · Average \$1M

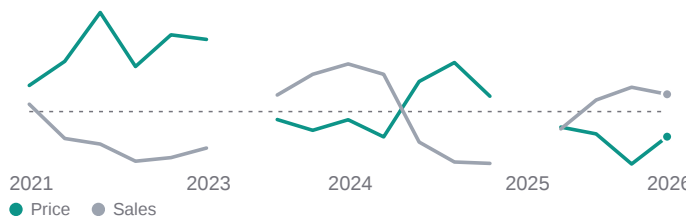


Growth (year over year)

Price -24.2% · Sales +16.7%

Price per square foot

\$465/ft²

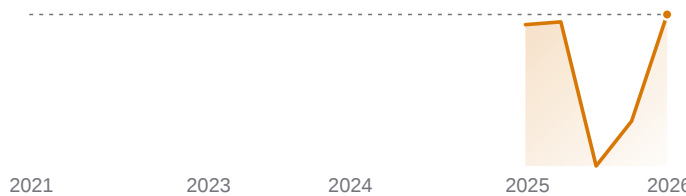


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

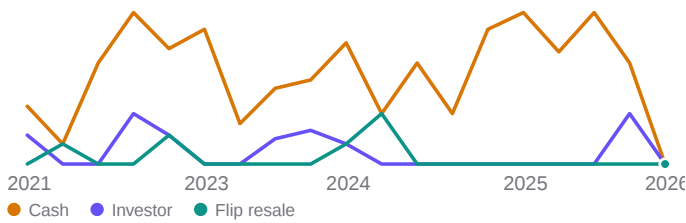
2.8%



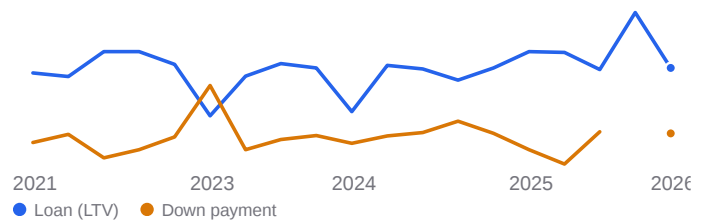
BUYERS & OUTCOMES

Buyer mix

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

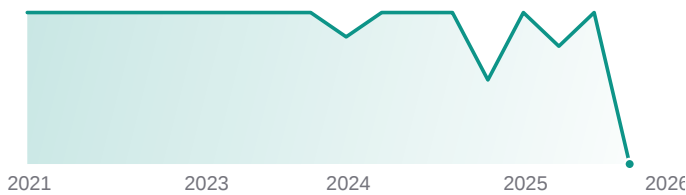


Financing (share of purchase price) Loan (LTV) 70% · Down payment 30%



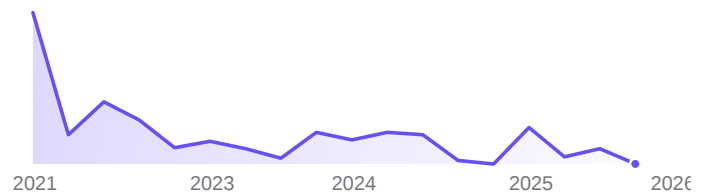
Sellers who sold at a gain

25%



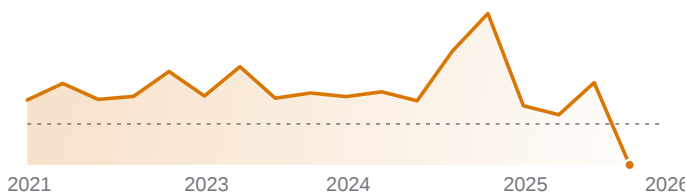
Typical hold before selling

3.0 yrs



Median annualized return at resale

-14.8%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	753
Median value (AVM)	\$733K
Median size	1,561 ft²
Median bedrooms	2
Median year built	1991
Single family	59%
Condos	39%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	88%
Underwater (LTV 125% or more)	0.6%
Owner occupied	5.0%
Company owned	45%
Median loan-to-value	0%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	351
Density	4 / mi²
Median household income	\$68K
Average household income	\$79K
Crime index (US avg 100)	191
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	134
Homes occupied	24%
Bachelor's or higher	34%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	44°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.