

Lake Oswego 97034

ZIP code · OR · Oregon · Clackamas County · Lake Oswego

SELLER'S MARKET

\$1.3M

MEDIAN SALE PRICE

+4.9%

1-YR CHANGE

349

SALES (12 MO)

\$1.2M

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100



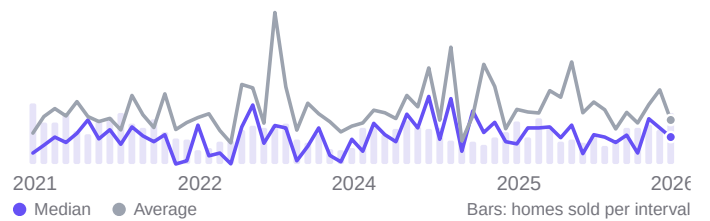
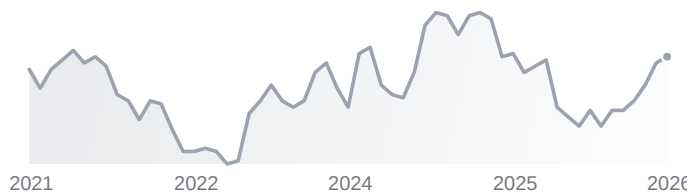
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$1.2M · Average \$1.3M

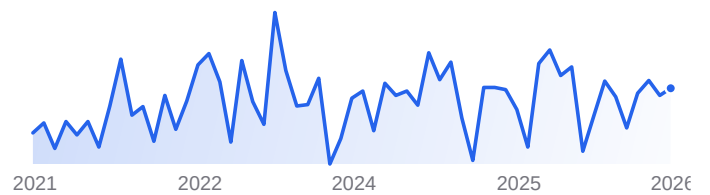
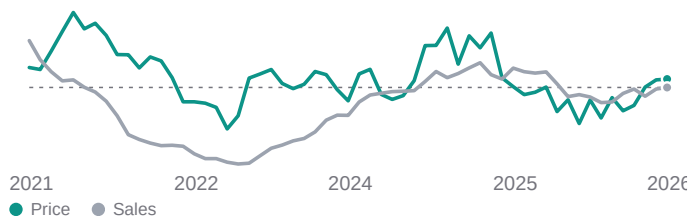


Growth (year over year)

Price +4.9% · Sales +0.0%

Price per square foot

\$445/ft²

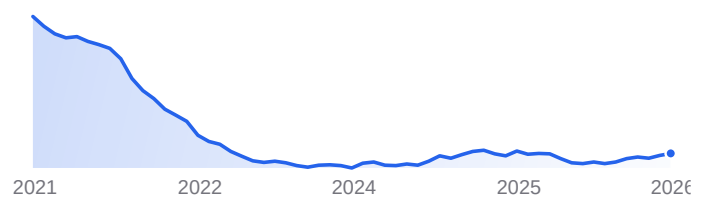
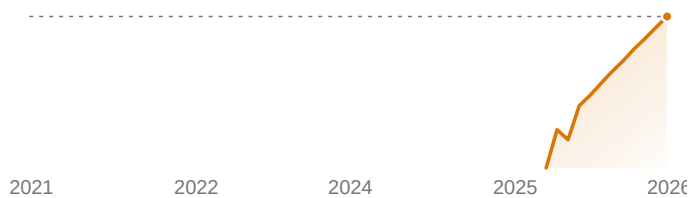


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

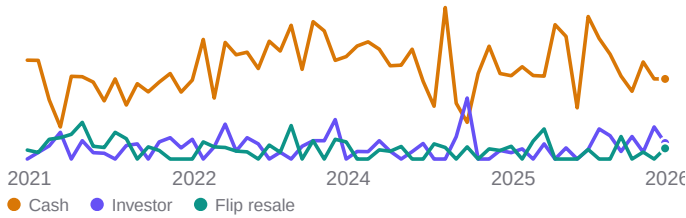
4.3%



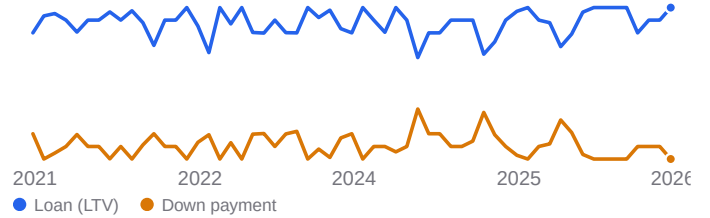
BUYERS & OUTCOMES

Buyer mix

Cash 31% · Investor 6.3% · Flip resale 4.2%

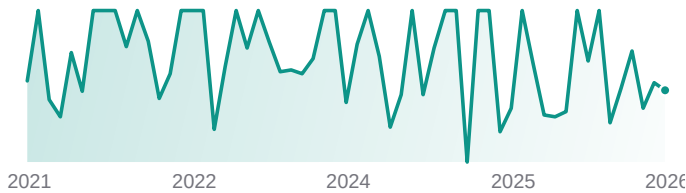


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



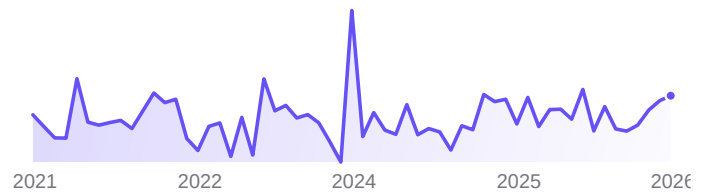
Sellers who sold at a gain

92%



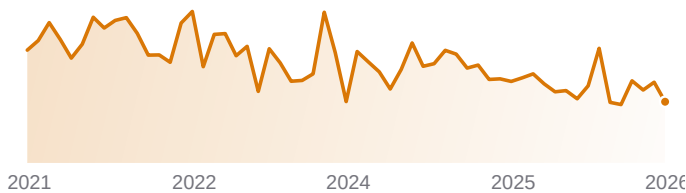
Typical hold before selling

8.8 yrs



Median annualized return at resale

+4.2%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	8,190
Median value (AVM)	\$1.2M
Median size	2,834 ft²
Median bedrooms	3
Median year built	1974
Single family	87%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	71%
Underwater (LTV 125% or more)	1.2%
Owner occupied	76%
Company owned	39%
Median loan-to-value	31%

Typical ownership tenure

8.6 yrs

COMMUNITY

Population	21,771
Density	2,630 / mi²
Median household income	\$145K
Average household income	\$200K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	185
Homes occupied	93%
Bachelor's or higher	42%
Poverty rate	4.1%
Unemployment	1.2%
Average temp	53°F
Annual precip	46 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.