

Lake Oswego 97035

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

SELLER'S MARKET

\$812K

MEDIAN SALE PRICE

+13.1%

1-YR CHANGE

450

SALES (12 MO)

\$778K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 72 / 100



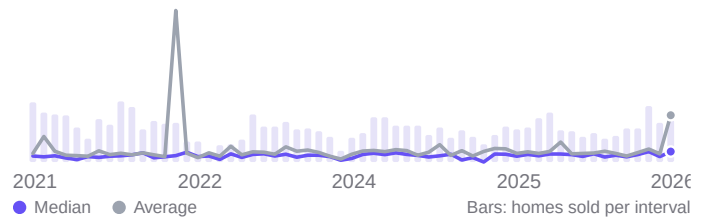
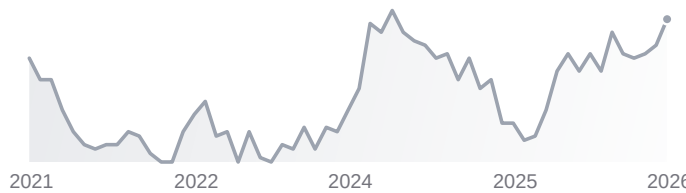
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

72 / 100

Sale prices

Median \$880K · Average \$2.4M

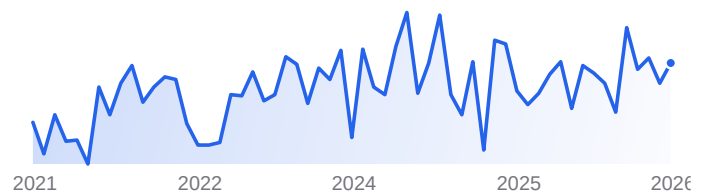
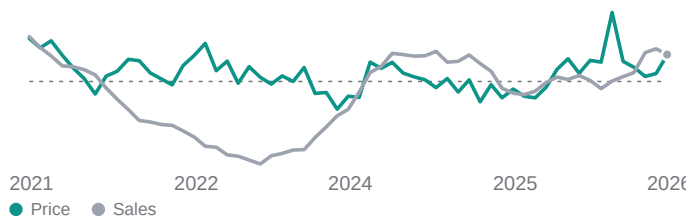


Growth (year over year)

Price +13.1% · Sales +13.4%

Price per square foot

\$375/ft²

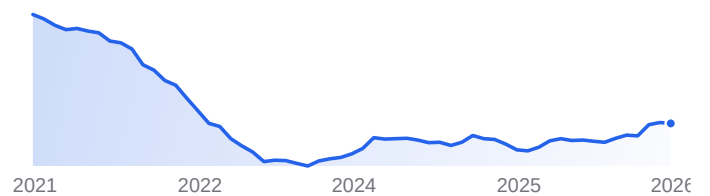
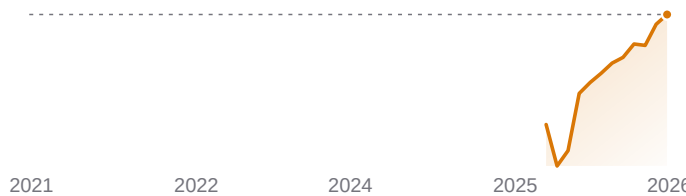


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

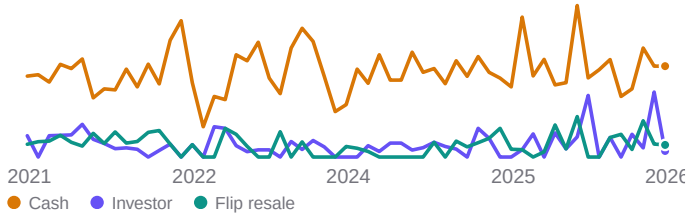
4.9%



BUYERS & OUTCOMES

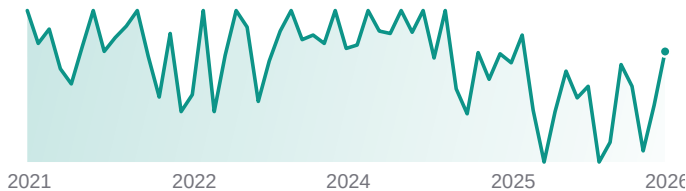
Buyer mix

Cash 33% · Investor 2.2% · Flip resale 4.4%



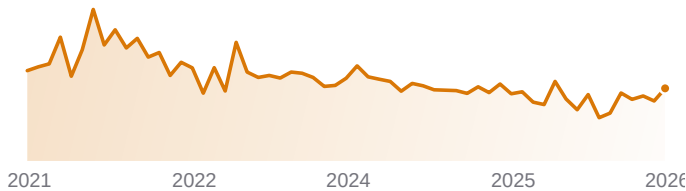
Sellers who sold at a gain

95%

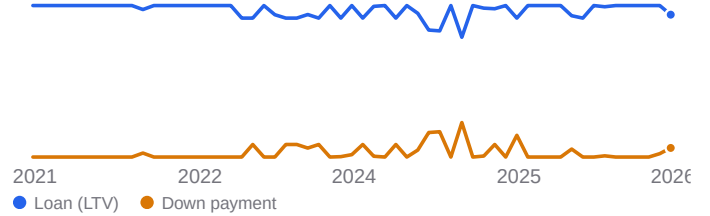


Median annualized return at resale

+5.2%

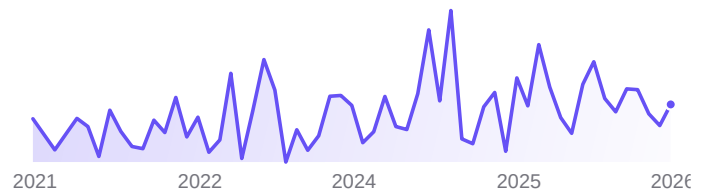


Financing (share of purchase price) Loan (LTV) 76% · Down payment 24%



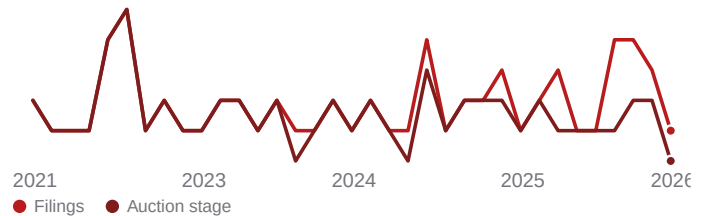
Typical hold before selling

8.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 0



HOUSING STOCK

Homes	9,097
Median value (AVM)	\$778K
Median size	2,113 ft²
Median bedrooms	3
Median year built	1980
Single family	79%
Condos	18%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.4%
Owner occupied	78%
Company owned	29%
Median loan-to-value	41%

Typical ownership tenure

9.3 yrs

COMMUNITY

Population	25,687
Density	4,162 / mi²
Median household income	\$125K
Average household income	\$163K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	189
Homes occupied	94%
Bachelor's or higher	38%
Poverty rate	3.4%
Unemployment	1.2%
Average temp	53°F
Annual precip	44 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.