

Molalla 97038

ZIP code · OR · Oregon · Clackamas County · Molalla

BALANCED MARKET

\$503K

MEDIAN SALE PRICE

+5.4%

1-YR CHANGE

175

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 54 / 100



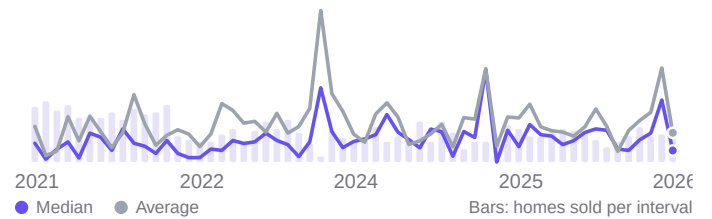
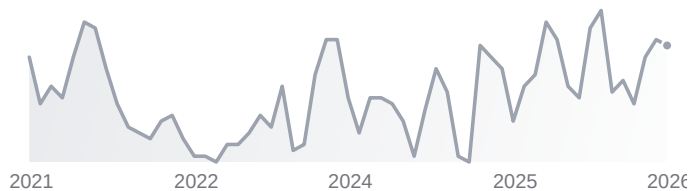
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

54 / 100

Sale prices

Median \$425K · Average \$486K

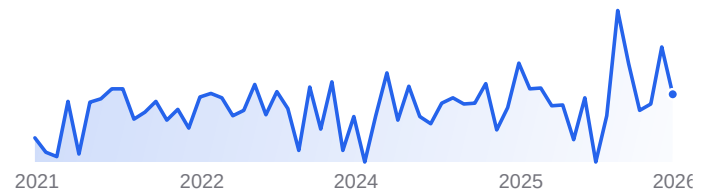
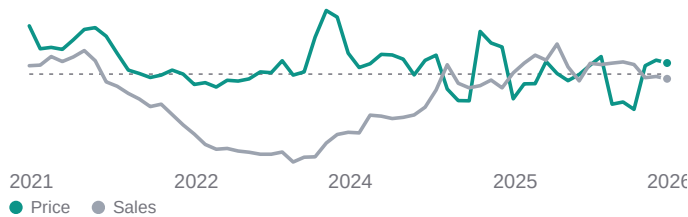


Growth (year over year)

Price +5.4% · Sales -2.2%

Price per square foot

\$311/ft²

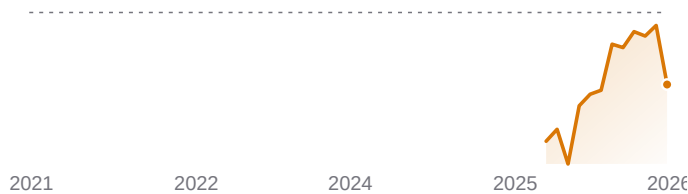


Sale premium vs estimated value

-2.4%

Annual turnover (share of homes sold)

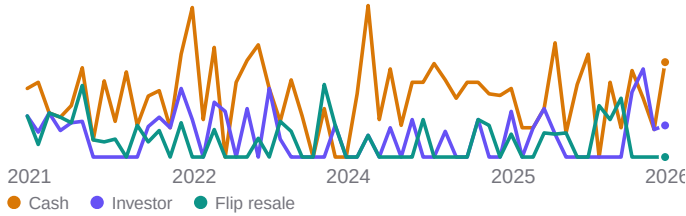
3.1%



BUYERS & OUTCOMES

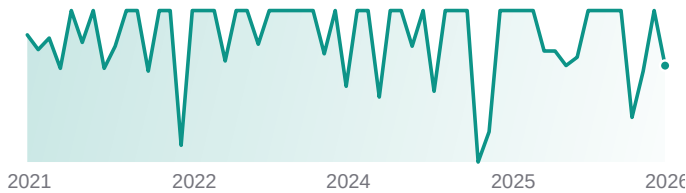
Buyer mix

Cash 23% · Investor 7.7% · Flip resale 0%



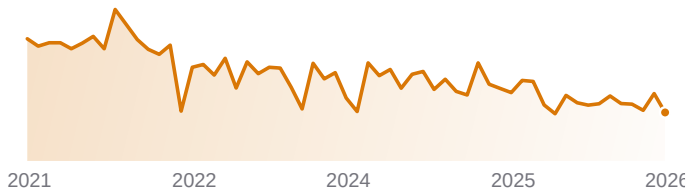
Sellers who sold at a gain

91%

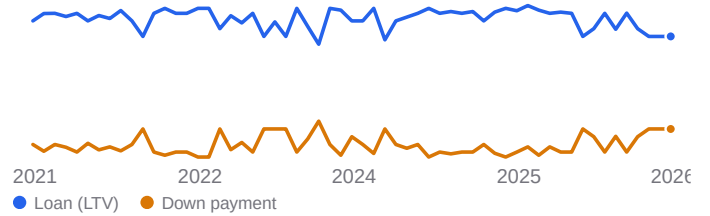


Median annualized return at resale

+4.0%

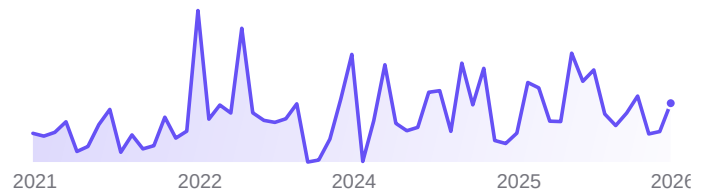


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	5,711
Median value (AVM)	\$499K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1983
Single family	74%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.4%
Owner occupied	82%
Company owned	14%
Median loan-to-value	49%
Typical ownership tenure	9.0 yrs

COMMUNITY

Population	16,755
Density	90 / mi²
Median household income	\$85K
Average household income	\$101K
Crime index (US avg 100)	105
Air pollution index (US avg 100)	112
Earthquake index (US avg 100)	151
Homes occupied	96%
Bachelor's or higher	13%
Poverty rate	8.3%
Unemployment	1.1%
Average temp	49°F
Annual precip	74 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.