

Mulino 97042

ZIP code · OR · Oregon · Clackamas County · Mulino

SELLER'S MARKET

\$765K

MEDIAN SALE PRICE

+33.6%

1-YR CHANGE

49

SALES (12 MO)

\$672K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 78 / 100

Buyer's market

Balanced

Seller's market

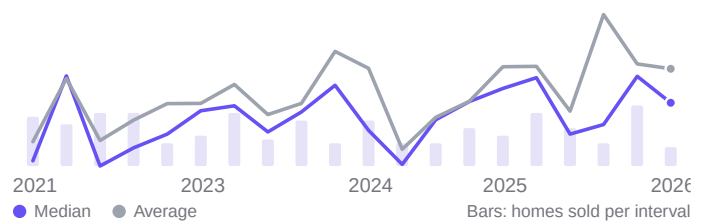
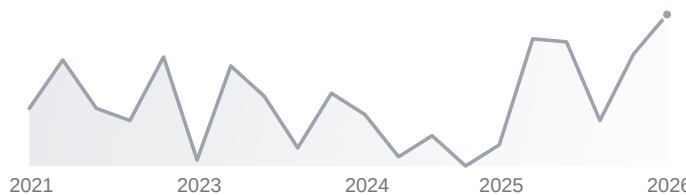
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

78 / 100

Sale prices

Median \$630K · Average \$776K

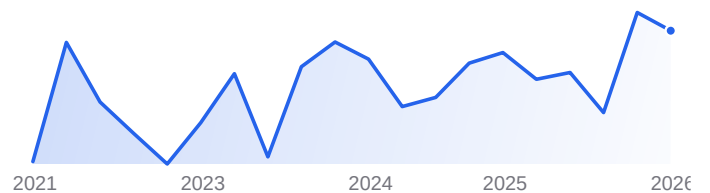
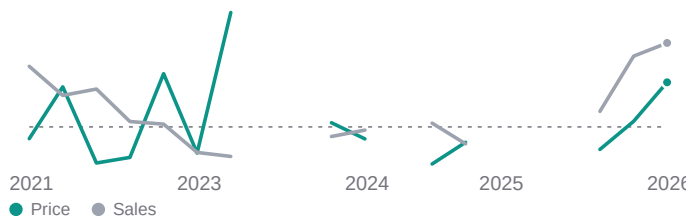


Growth (year over year)

Price +33.6% · Sales +63.3%

Price per square foot

\$388/ft²

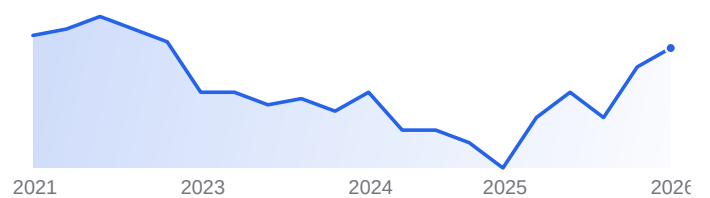


Sale premium vs estimated value

+0.7%

Annual turnover (share of homes sold)

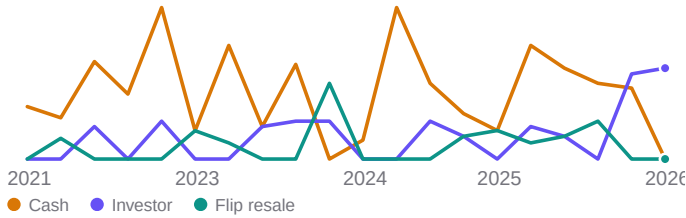
3.8%



BUYERS & OUTCOMES

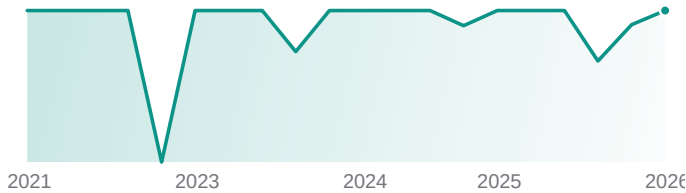
Buyer mix

Cash 0% · Investor 40% · Flip resale 0%



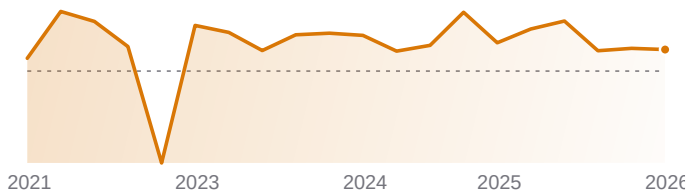
Sellers who sold at a gain

100%

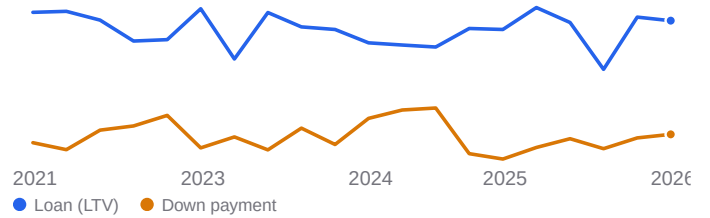


Median annualized return at resale

+3.8%

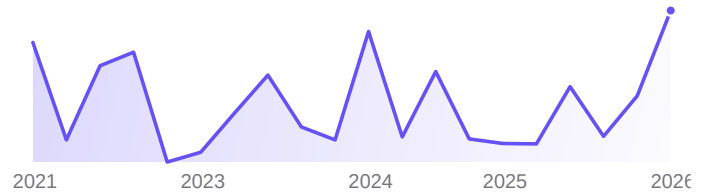


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



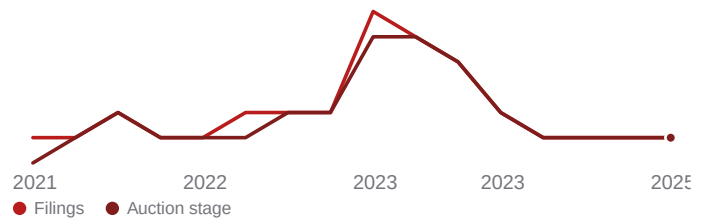
Typical hold before selling

20.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,287
Median value (AVM)	\$672K
Median size	1,904 ft²
Median bedrooms	3
Median year built	1977
Single family	64%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	1.8%
Owner occupied	82%
Company owned	16%
Median loan-to-value	38%
Typical ownership tenure	9.8 yrs

COMMUNITY

Population	2,960
Density	132 / mi²
Median household income	\$114K
Average household income	\$127K
Crime index (US avg 100)	124
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	163
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	6.5%
Unemployment	1.1%
Average temp	53°F
Annual precip	47 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.