

Oregon City 97045

ZIP code · OR · Oregon > Clackamas County > Oregon City

BALANCED MARKET

\$580K

MEDIAN SALE PRICE

+0.7%

1-YR CHANGE

686

SALES (12 MO)

\$600K

MEDIAN VALUE (AVM)

Market temperature

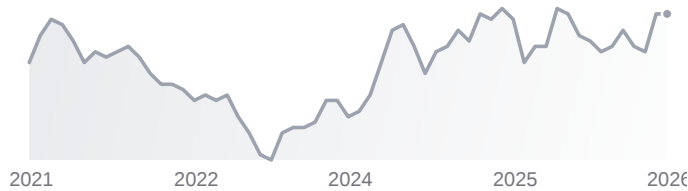
Balanced market · 55 / 100



MARKET TRENDS (5 YEARS)

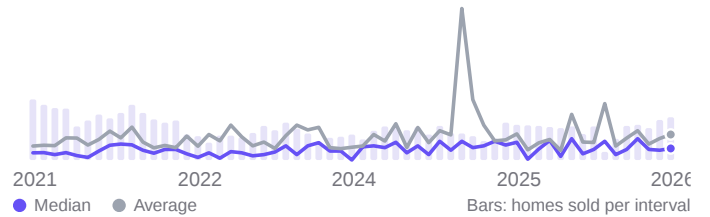
Market temperature (0–100)

55 / 100



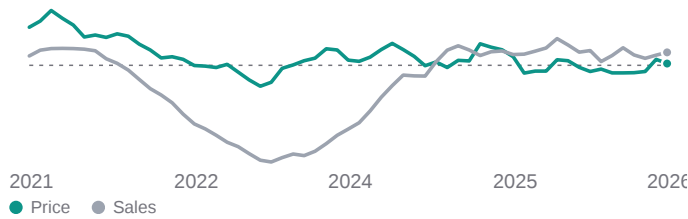
Sale prices

Median \$585K · Average \$663K



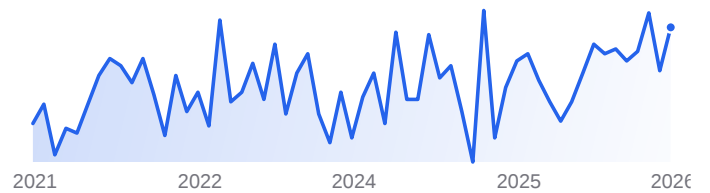
Growth (year over year)

Price +0.7% · Sales +5.5%



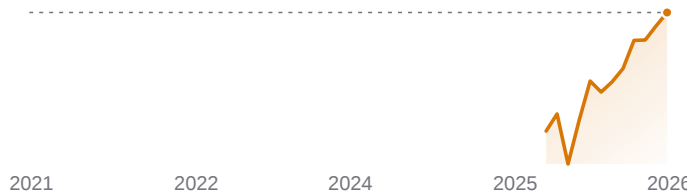
Price per square foot

\$328/ft²



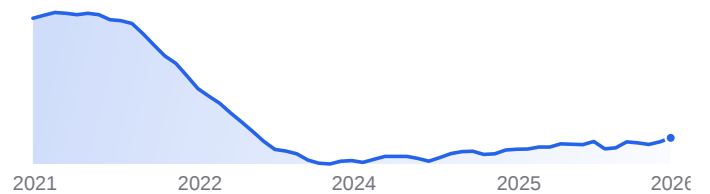
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

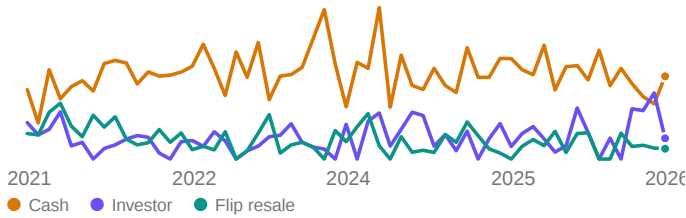
3.5%



BUYERS & OUTCOMES

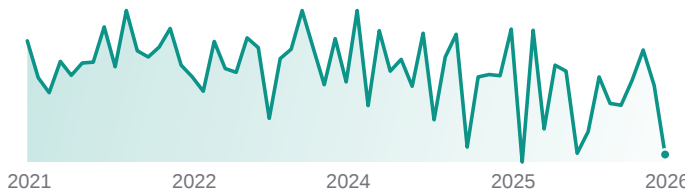
Buyer mix

Cash 20% · Investor 5.1% · Flip resale 2.5%



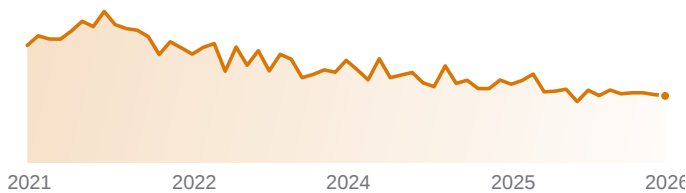
Sellers who sold at a gain

84%

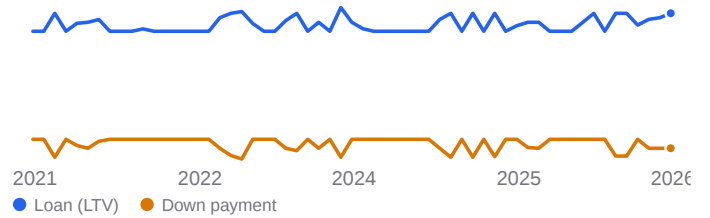


Median annualized return at resale

+4.5%

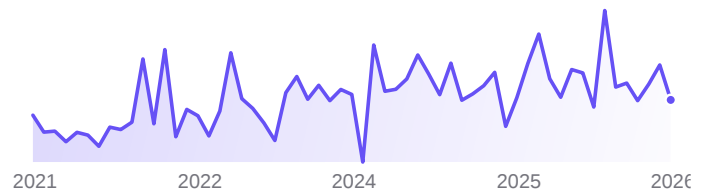


Financing (share of purchase price) Loan (LTV) 90% · Down payment 15%



Typical hold before selling

7.0 yrs



Preforeclosure filings

Filings 5 · Auction stage 5



HOUSING STOCK

Homes	19,630
Median value (AVM)	\$600K
Median size	1,920 ft²
Median bedrooms	3
Median year built	1982
Single family	84%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	56%
Underwater (LTV 125% or more)	1.3%
Owner occupied	83%
Company owned	18%
Median loan-to-value	45%
Typical ownership tenure	9.7 yrs

COMMUNITY

Population	57,984
Density	679 / mi²
Median household income	\$97K
Average household income	\$113K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	172
Homes occupied	96%
Bachelor's or higher	23%
Poverty rate	6.8%
Unemployment	1.2%
Average temp	52°F
Annual precip	50 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.