

Rhododendron 97049

ZIP code · OR · Oregon > Clackamas County > Rhododendron

BUYER'S MARKET

\$424K

MEDIAN SALE PRICE

-11.5%

1-YR CHANGE

60

SALES (12 MO)

\$449K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 28 / 100



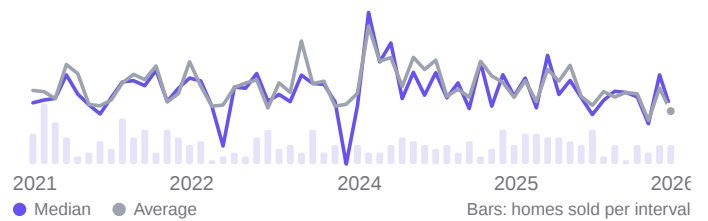
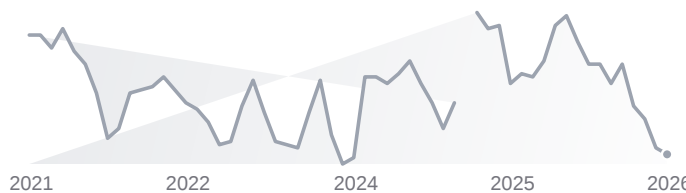
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

28 / 100

Sale prices

Median \$383K · Average \$369K

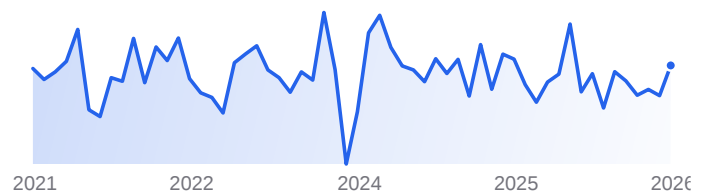
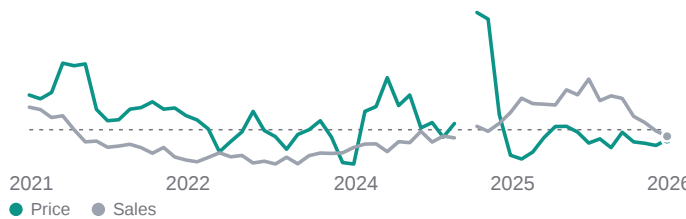


Growth (year over year)

Price -11.5% · Sales -7.7%

Price per square foot

\$400/ft²

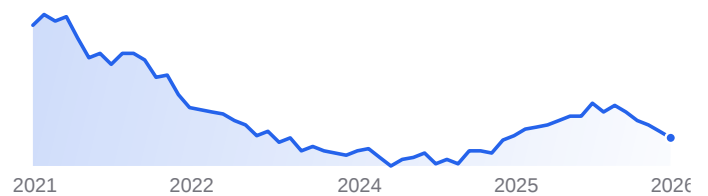
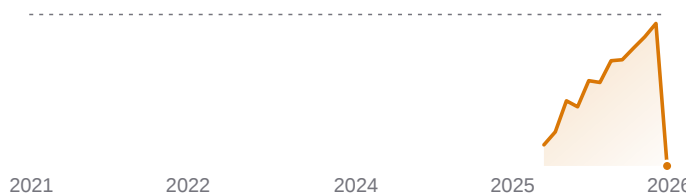


Sale premium vs estimated value

-2.5%

Annual turnover (share of homes sold)

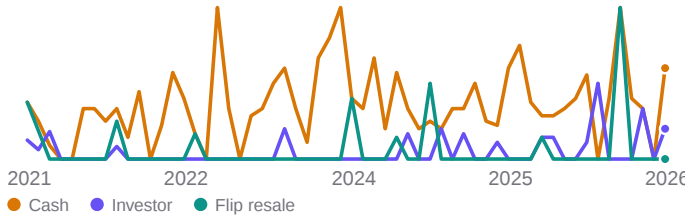
3.2%



BUYERS & OUTCOMES

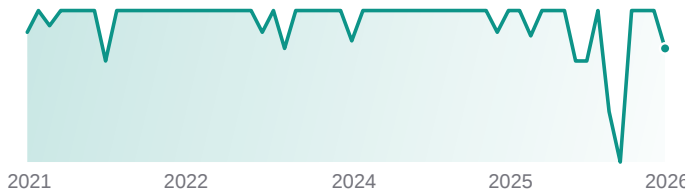
Buyer mix

Cash 60% · Investor 20% · Flip resale 0%



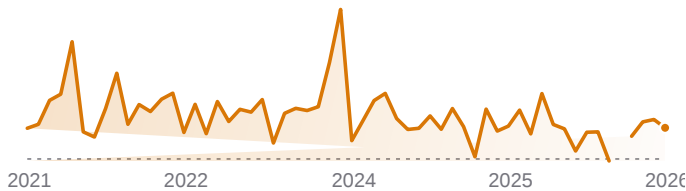
Sellers who sold at a gain

75%

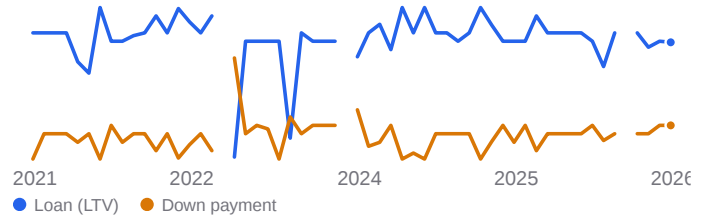


Median annualized return at resale

+6.2%

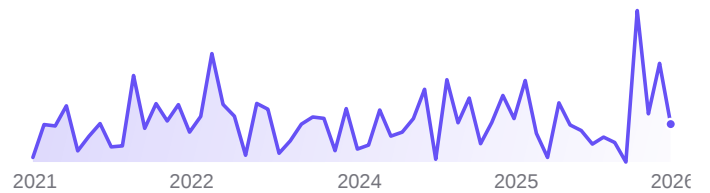


Financing (share of purchase price) Loan (LTV) 74% · Down payment 25%



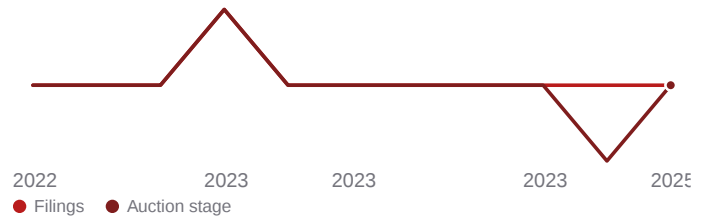
Typical hold before selling

6.4 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,881
Median value (AVM)	\$449K
Median size	1,255 ft²
Median bedrooms	2
Median year built	1971
Single family	95%
Condos	1.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	74%
Underwater (LTV 125% or more)	1.0%
Owner occupied	31%
Company owned	24%
Median loan-to-value	23%

Typical ownership tenure

9.5 yrs

COMMUNITY

Population	2,014
Density	10 / mi ²
Median household income	\$92K
Average household income	\$106K
Crime index (US avg 100)	186
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	141
Homes occupied	48%
Bachelor's or higher	27%
Poverty rate	7.9%
Unemployment	1.1%
Average temp	45°F
Annual precip	95 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.