

Sandy 97055

ZIP code · OR · Oregon · Clackamas County · Sandy

BALANCED MARKET

\$593K

MEDIAN SALE PRICE

+19.1%

1-YR CHANGE

267

SALES (12 MO)

\$516K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

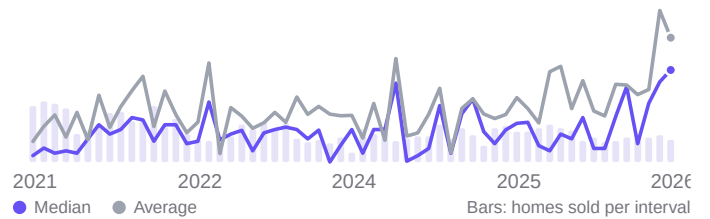
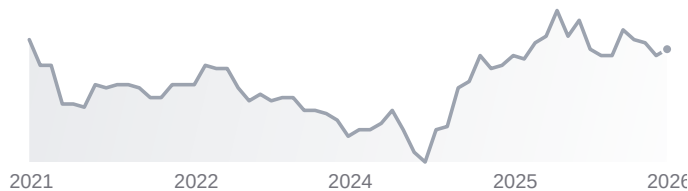
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

58 / 100

Sale prices

Median \$625K · Average \$693K

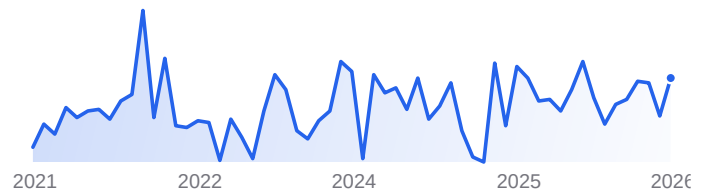
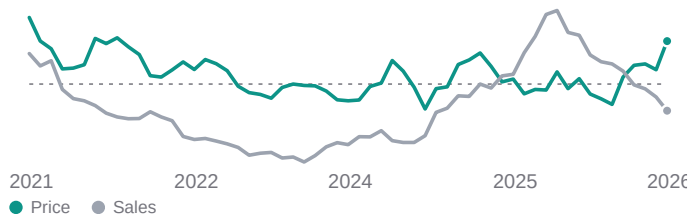


Growth (year over year)

Price +19.1% · Sales -11.9%

Price per square foot

\$293/ft²

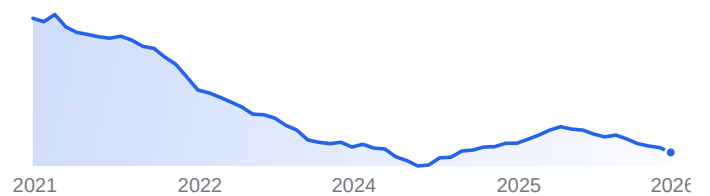
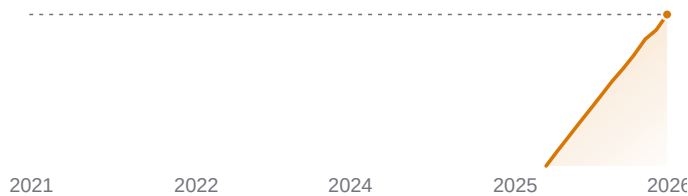


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

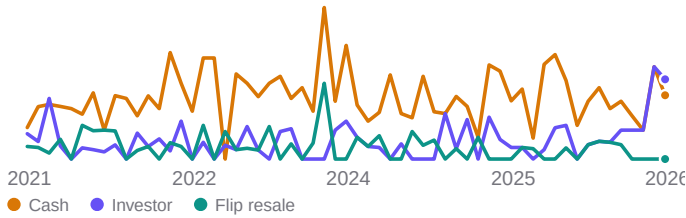
3.6%



BUYERS & OUTCOMES

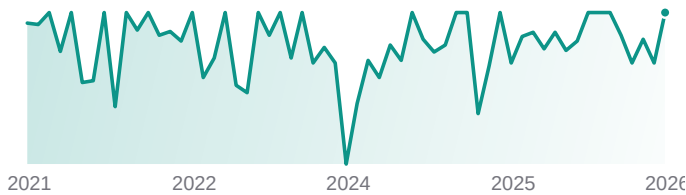
Buyer mix

Cash 21% · Investor 26% · Flip resale 0%



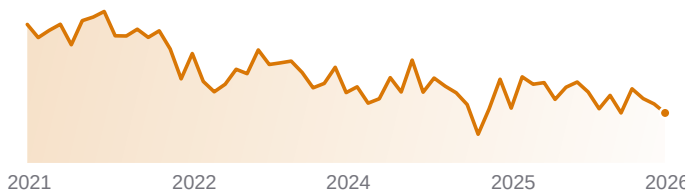
Sellers who sold at a gain

100%

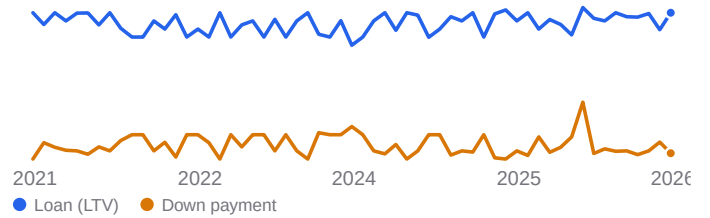


Median annualized return at resale

+3.5%

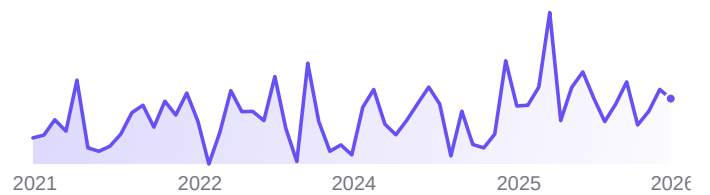


Financing (share of purchase price) Loan (LTV) 95% · Down payment 8.6%



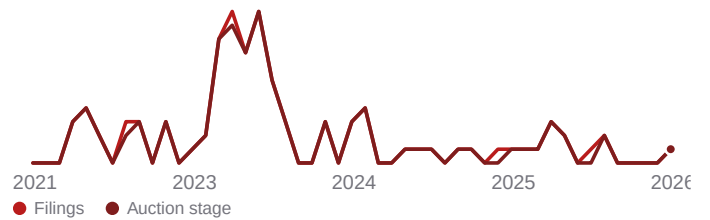
Typical hold before selling

7.4 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	7,517
Median value (AVM)	\$516K
Median size	1,763 ft²
Median bedrooms	3
Median year built	1992
Single family	80%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	80%
Company owned	18%
Median loan-to-value	46%
Typical ownership tenure	8.5 yrs

COMMUNITY

Population	19,279
Density	132 / mi²
Median household income	\$103K
Average household income	\$118K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	154
Homes occupied	93%
Bachelor's or higher	17%
Poverty rate	6.3%
Unemployment	1.2%
Average temp	47°F
Annual precip	96 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.