

Welches 97067

ZIP code · OR · Oregon · Clackamas County

SELLER'S MARKET

\$556K

MEDIAN SALE PRICE

+45.6%

1-YR CHANGE

58

SALES (12 MO)

\$448K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 71 / 100

Buyer's market

Balanced

Seller's market

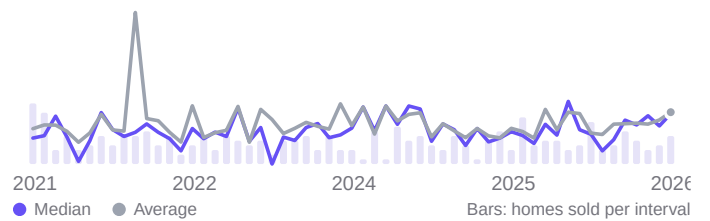
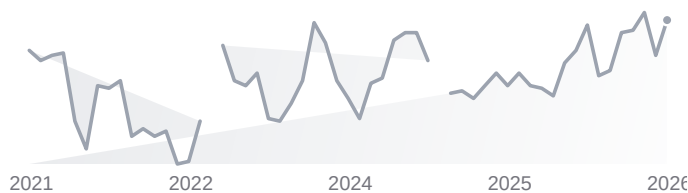
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

71 / 100

Sale prices

Median \$600K · Average \$616K

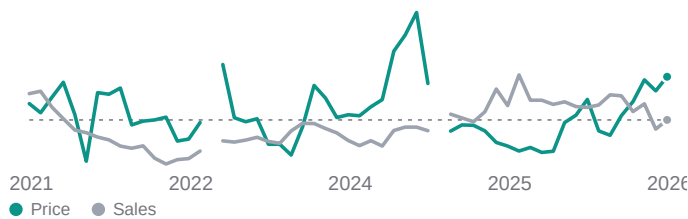


Growth (year over year)

Price +45.6% · Sales +0.0%

Price per square foot

\$367/ft²

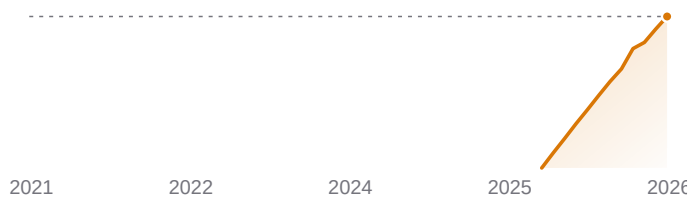


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

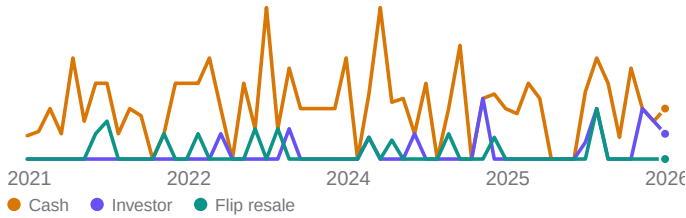
3.7%



BUYERS & OUTCOMES

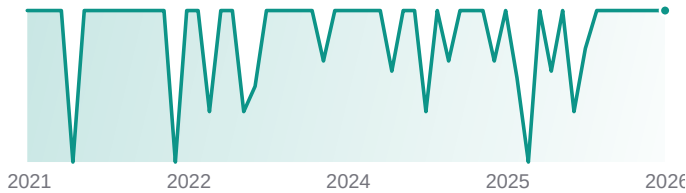
Buyer mix

Cash 33% · Investor 17% · Flip resale 0%



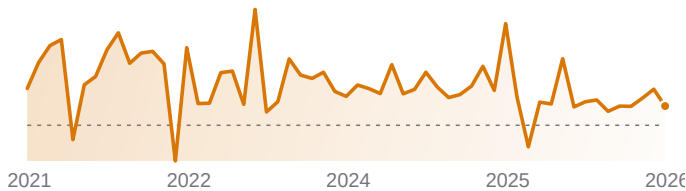
Sellers who sold at a gain

100%

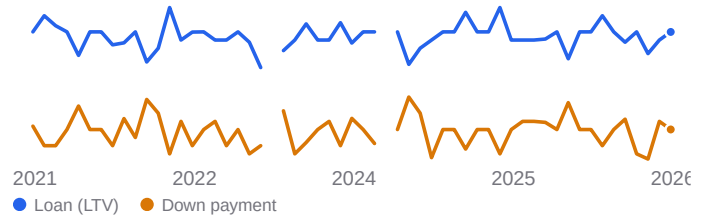


Median annualized return at resale

+3.1%

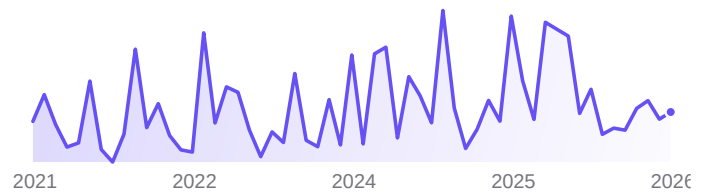


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



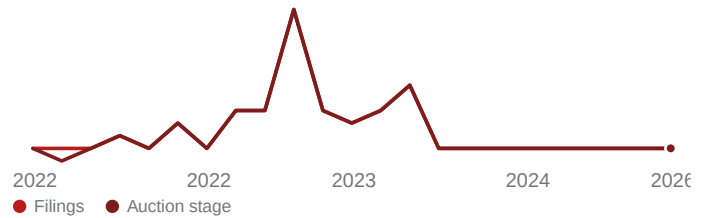
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,552
Median value (AVM)	\$448K
Median size	1,444 ft²
Median bedrooms	3
Median year built	1979
Single family	65%
Condos	17%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	70%
Underwater (LTV 125% or more)	1.2%
Owner occupied	39%
Company owned	31%
Median loan-to-value	19%

Typical ownership tenure

9.0 yrs

COMMUNITY

Population	2,337
Density	100 / mi²
Median household income	\$87K
Average household income	\$107K
Crime index (US avg 100)	179
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	143
Homes occupied	72%
Bachelor's or higher	22%
Poverty rate	7.5%
Unemployment	1.1%
Average temp	45°F
Annual precip	111 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.