

# West Linn 97068

ZIP code · OR · Oregon · Clackamas County · West Linn

**SELLER'S MARKET**

**\$843K**

MEDIAN SALE PRICE

**+10.0%**

1-YR CHANGE

**502**

SALES (12 MO)

**\$776K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 67 / 100**



## MARKET TRENDS (5 YEARS)

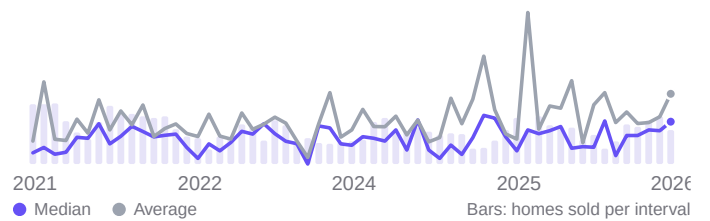
Market temperature (0–100)

**67 / 100**



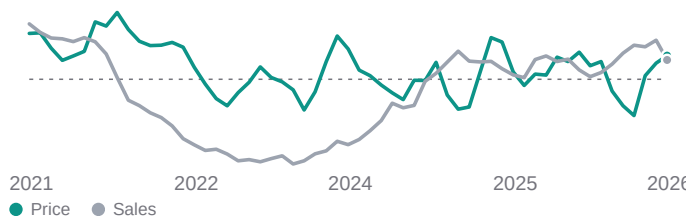
Sale prices

**Median \$885K · Average \$1.1M**



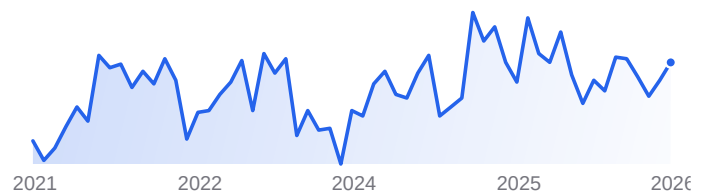
Growth (year over year)

**Price +10.0% · Sales +8.2%**



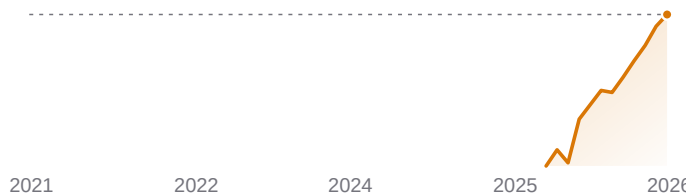
Price per square foot

**\$330/ft²**



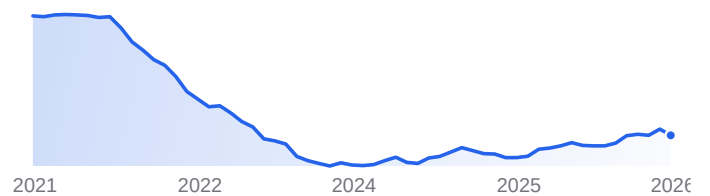
Sale premium vs estimated value

**+0.0%**



Annual turnover (share of homes sold)

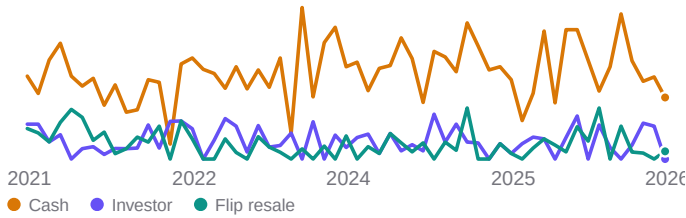
**4.5%**



## BUYERS & OUTCOMES

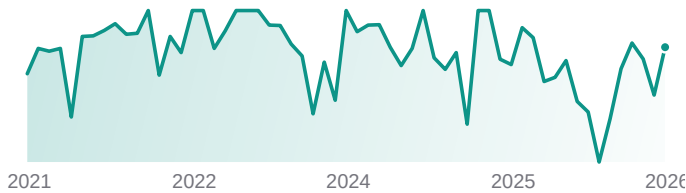
### Buyer mix

Cash 19% · Investor 0% · Flip resale 2.4%



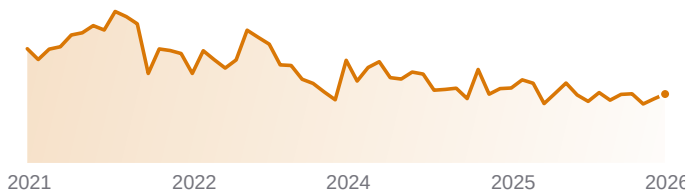
### Sellers who sold at a gain

94%

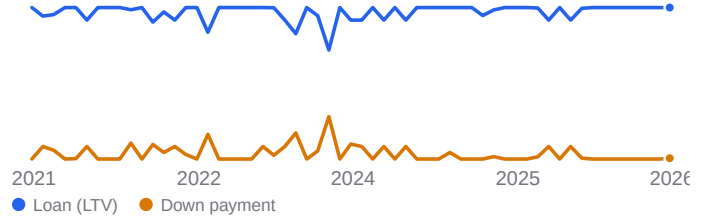


### Median annualized return at resale

+4.5%

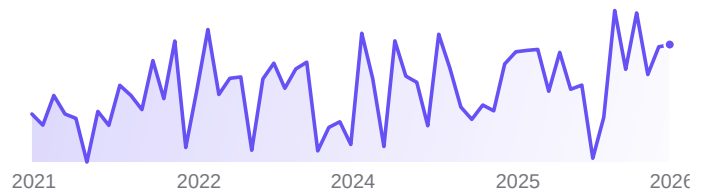


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



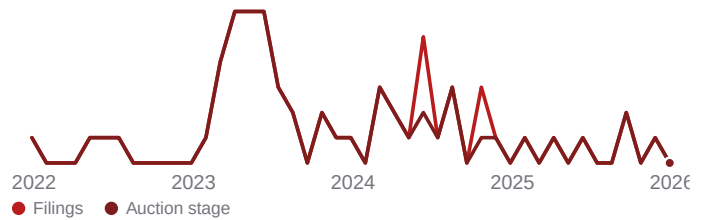
### Typical hold before selling

8.9 yrs



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 11,148    |
| Median value (AVM) | \$776K    |
| Median size        | 2,534 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1987      |
| Single family      | 88%       |
| Condos             | 7.8%      |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 58%  |
| Underwater (LTV 125% or more) | 1.3% |
| Owner occupied                | 83%  |
| Company owned                 | 27%  |
| Median loan-to-value          | 43%  |

Typical ownership tenure

**9.0 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>31,770</b>      |
| Density                          | <b>1,333 / mi²</b> |
| Median household income          | <b>\$134K</b>      |
| Average household income         | <b>\$178K</b>      |
| Crime index (US avg 100)         | <b>59</b>          |
| Air pollution index (US avg 100) | <b>110</b>         |
| Earthquake index (US avg 100)    | <b>179</b>         |
| Homes occupied                   | <b>96%</b>         |
| Bachelor's or higher             | <b>39%</b>         |
| Poverty rate                     | <b>5.3%</b>        |
| Unemployment                     | <b>1.1%</b>        |
| Average temp                     | <b>53°F</b>        |
| Annual precip                    | <b>48 in</b>       |
| Sunshine                         | <b>48%</b>         |

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.