

Wilsonville 97070

ZIP code · OR · Oregon > Clackamas County > Wilsonville

BALANCED MARKET

\$632K

MEDIAN SALE PRICE

-2.9%

1-YR CHANGE

369

SALES (12 MO)

\$634K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 51 / 100



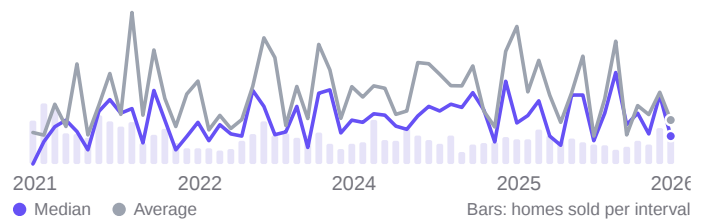
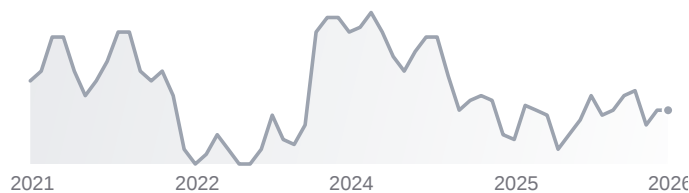
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

51 / 100

Sale prices

Median \$600K · Average \$635K

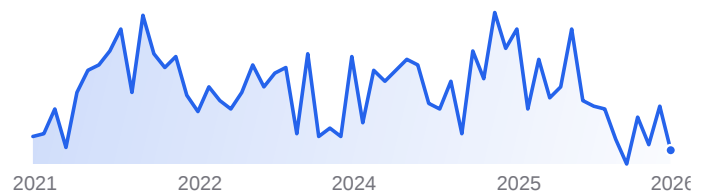
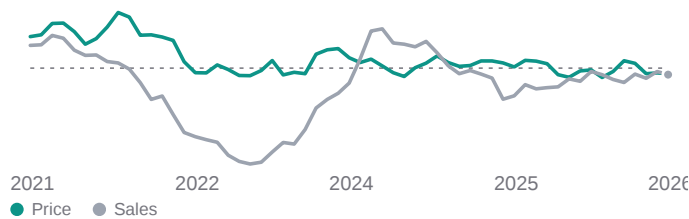


Growth (year over year)

Price -2.9% · Sales -3.4%

Price per square foot

\$278/ft²



Sale premium vs estimated value

-0.7%

Annual turnover (share of homes sold)

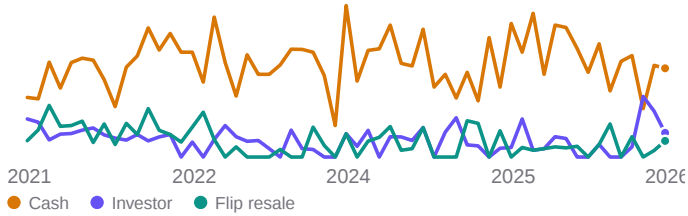
5.0%



BUYERS & OUTCOMES

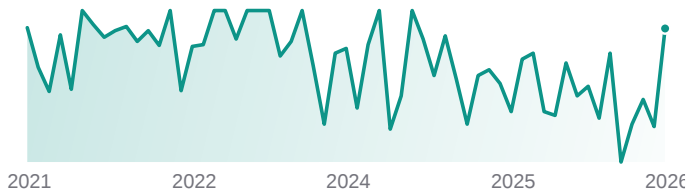
Buyer mix

Cash 28% · Investor 7.7% · Flip resale 5.1%



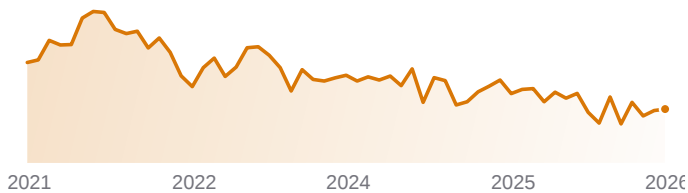
Sellers who sold at a gain

97%

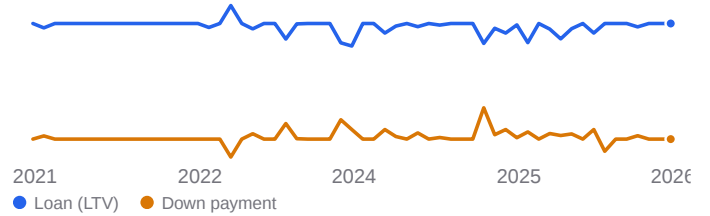


Median annualized return at resale

+3.6%

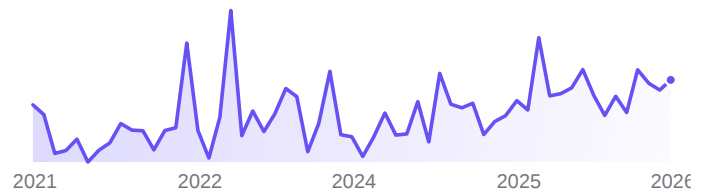


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



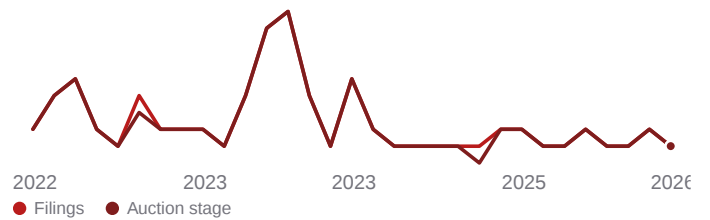
Typical hold before selling

7.9 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,453
Median value (AVM)	\$634K
Median size	2,044 ft²
Median bedrooms	3
Median year built	1996
Single family	85%
Condos	9.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	81%
Company owned	28%
Median loan-to-value	50%

Typical ownership tenure

7.4 yrs

COMMUNITY

Population	26,579
Density	1,395 / mi²
Median household income	\$94K
Average household income	\$114K
Crime index (US avg 100)	129
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	183
Homes occupied	95%
Bachelor's or higher	35%
Poverty rate	8.2%
Unemployment	1.2%
Average temp	53°F
Annual precip	43 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.