

Happy Valley 97086

ZIP code · OR · Oregon > Clackamas County > Happy Valley

BALANCED MARKET

\$674K

MEDIAN SALE PRICE

-1.2%

1-YR CHANGE

485

SALES (12 MO)

\$703K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



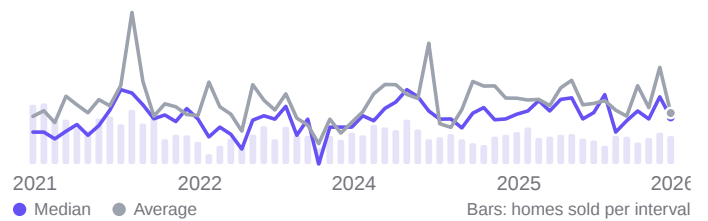
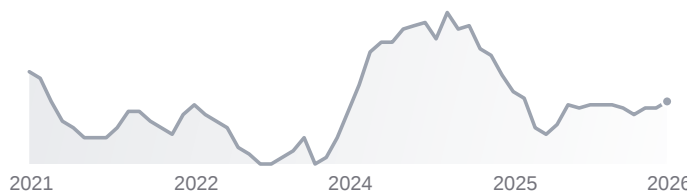
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$655K · Average \$669K

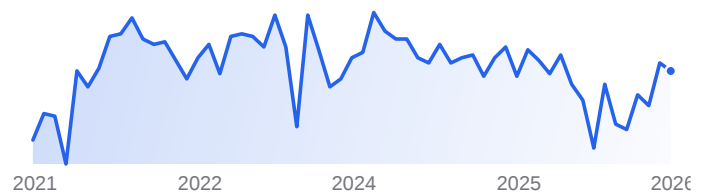
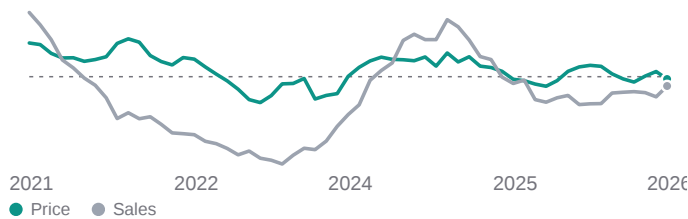


Growth (year over year)

Price -1.2% · Sales -4.7%

Price per square foot

\$276/ft²

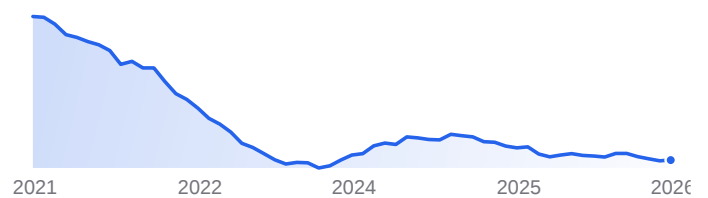
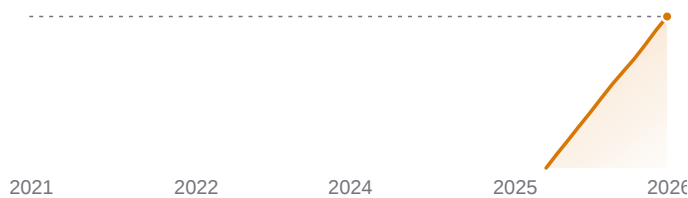


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

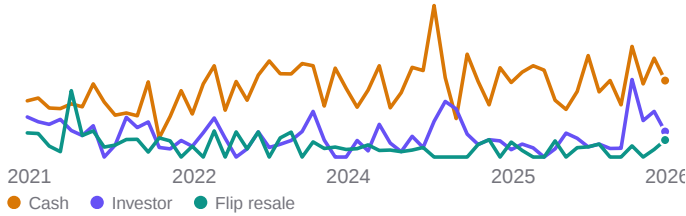
4.6%



BUYERS & OUTCOMES

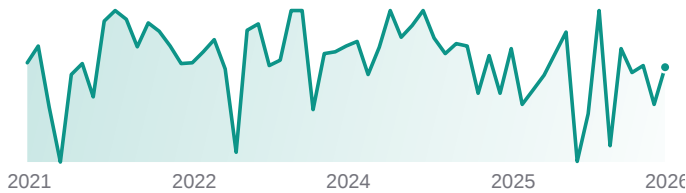
Buyer mix

Cash 21% · Investor 7.0% · Flip resale 4.7%



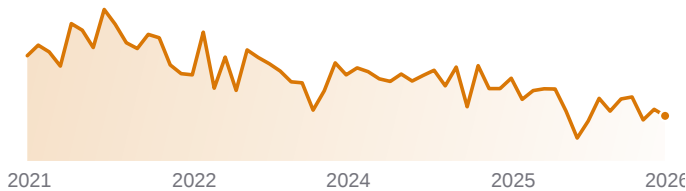
Sellers who sold at a gain

89%

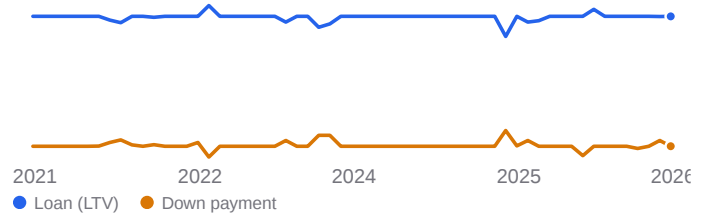


Median annualized return at resale

+2.9%

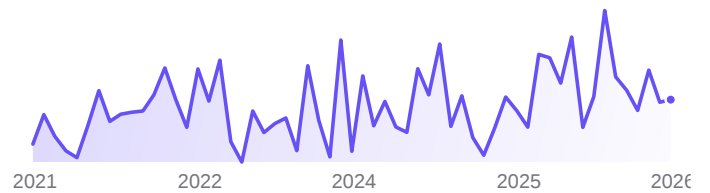


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



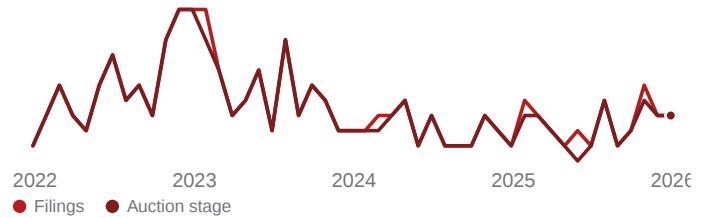
Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	10,564
Median value (AVM)	\$703K
Median size	2,628 ft²
Median bedrooms	4
Median year built	2001
Single family	92%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.5%
Owner occupied	83%
Company owned	20%
Median loan-to-value	52%

Typical ownership tenure

7.3 yrs

COMMUNITY

Population	32,639
Density	3,216 / mi²
Median household income	\$105K
Average household income	\$134K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	182
Homes occupied	95%
Bachelor's or higher	28%
Poverty rate	8.0%
Unemployment	1.2%
Average temp	52°F
Annual precip	52 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.