

Damascus 97089

ZIP code · OR · Oregon · Clackamas County · Damascus

BALANCED MARKET

\$696K

MEDIAN SALE PRICE

+12.0%

1-YR CHANGE

149

SALES (12 MO)

\$672K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



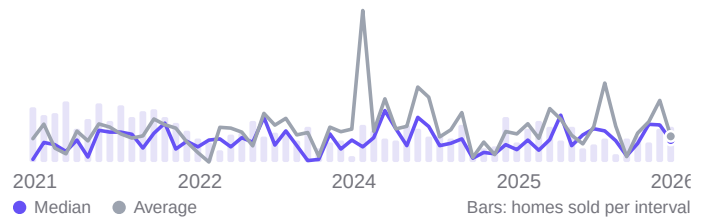
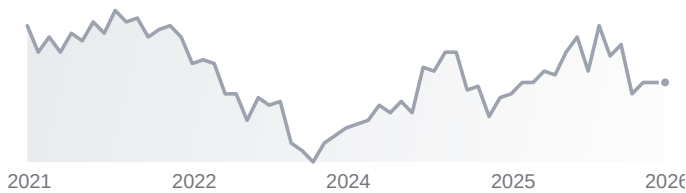
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$650K · Average \$666K

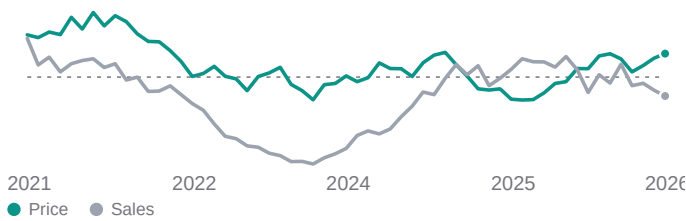


Growth (year over year)

Price +12.0% · Sales -9.7%

Price per square foot

\$296/ft²

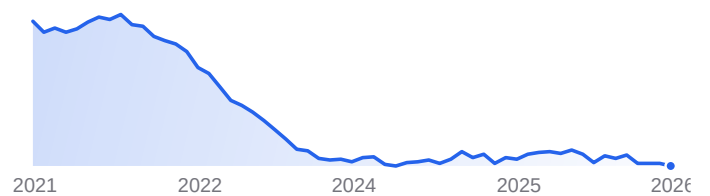
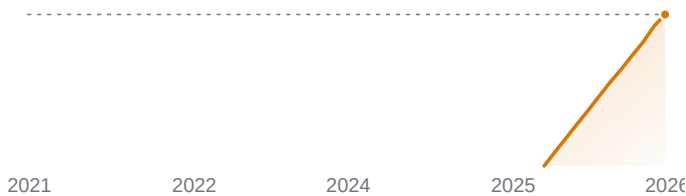


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

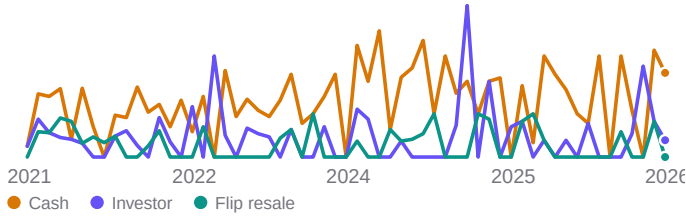
2.9%



BUYERS & OUTCOMES

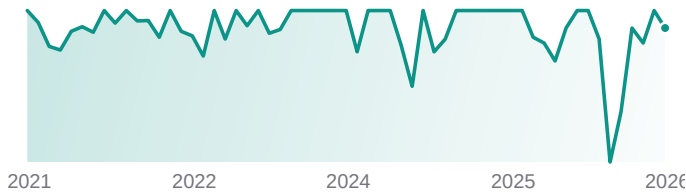
Buyer mix

Cash 28% · Investor 5.6% · Flip resale 0%



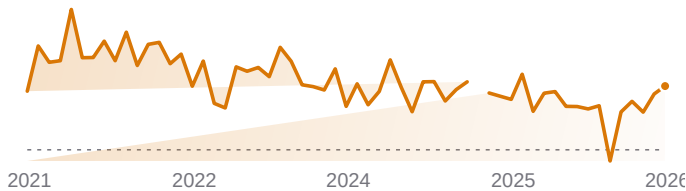
Sellers who sold at a gain

92%

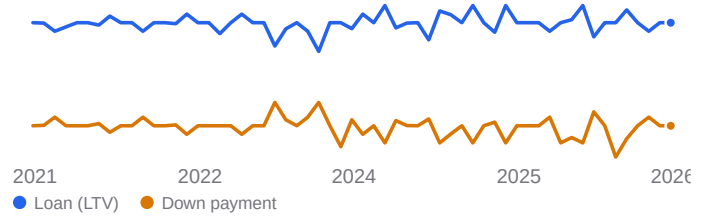


Median annualized return at resale

+5.5%

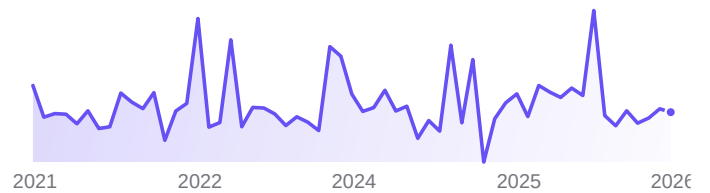


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



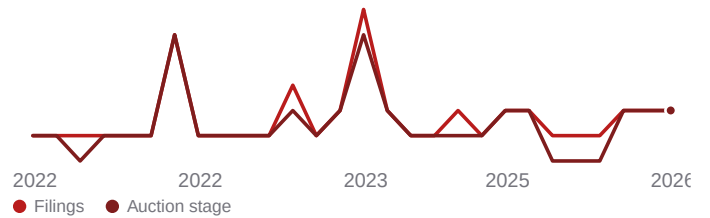
Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,201
Median value (AVM)	\$672K
Median size	2,311 ft²
Median bedrooms	3
Median year built	1979
Single family	88%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.1%
Owner occupied	84%
Company owned	20%
Median loan-to-value	46%
Typical ownership tenure	9.5 yrs

COMMUNITY

Population	14,248
Density	635 / mi²
Median household income	\$111K
Average household income	\$132K
Crime index (US avg 100)	34
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	178
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	5.1%
Unemployment	1.2%
Average temp	52°F
Annual precip	56 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.