



Happy Valley, Oregon.

Current market data.

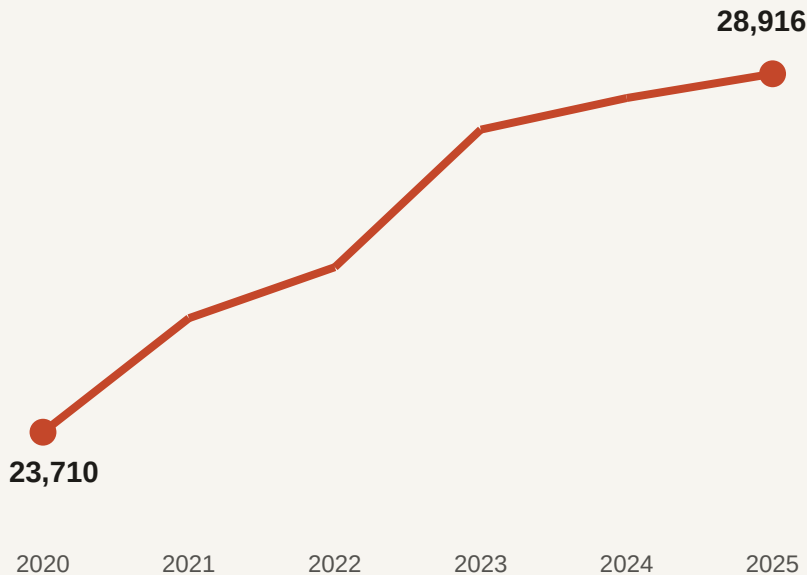
11 cards. Every number sourced and dated. Data as of Oct 30, 2026.

POPULATION

Growing. Up 22.0% since 2020.

28,916

people, the 20th-largest of Oregon's cities and towns.



THE WORKDAY

9 in 10 jobs here go to people who live somewhere else.

92.9%

of 7,003 jobs located in Happy Valley are filled by in-commuters.



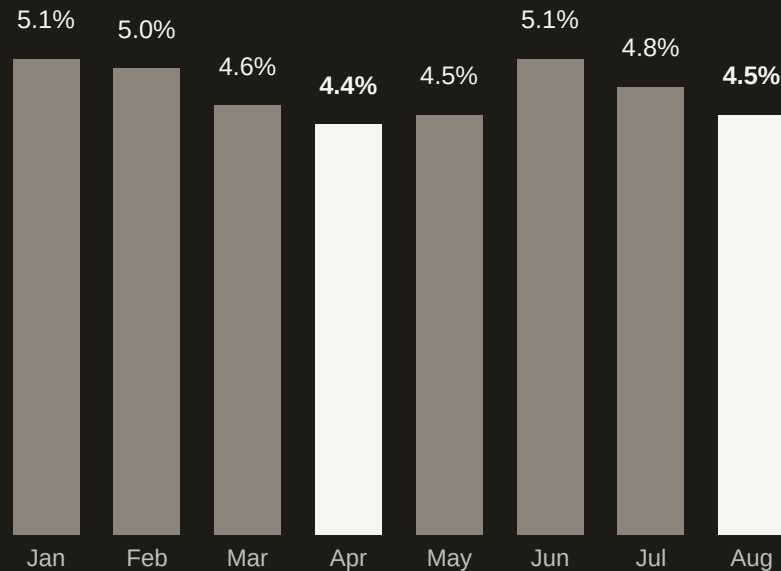
Each dot is 1% of jobs. Filled: held by in-commuters.

UNEMPLOYMENT, 2026

The low came in April:
4.4%.

4.5%

in August 2026, the latest month released. A year earlier it was 4.7%.

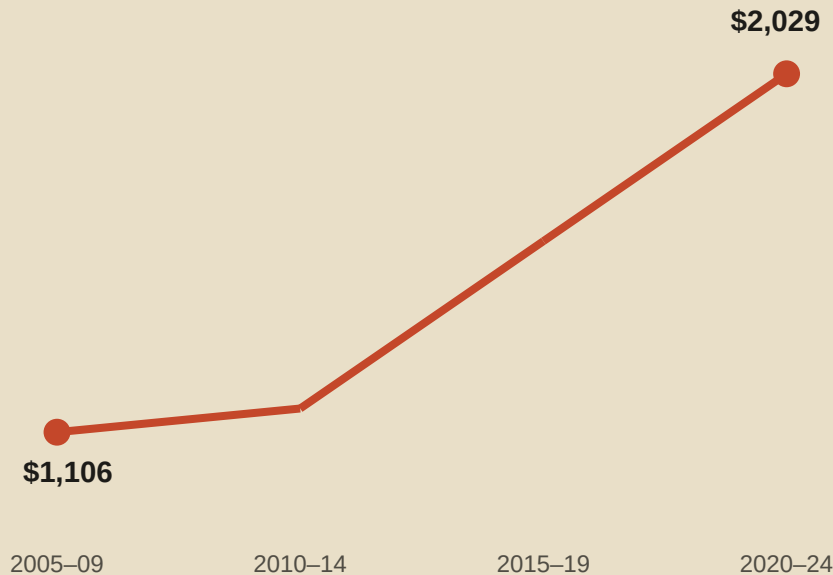


RENT

Median rent is up 83%
since the 2005–2009
survey, before inflation.

\$2,029

a month. Oregon's median is \$1,525.





THE SEAM

Cross one tract line and median rent doubles.

A \$1,910 gap between neighbors, the sharpest rent edge between adjacent tracts in Clackamas County.

TRACT 213

\$1,591

TRACT 205.05

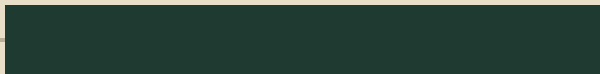
\$3,501



ROOM TO BUILD

The median rent is above what local wages can carry.

\$1,056–\$1,584



\$2,029 median

is the monthly rent range local workforce wages support.

BUILDING

28% of the housing here was built before 2000.

3,997

homes permitted in ten years,
2016–2025

37%

of those were in multifamily
buildings

28%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.3–0.7% to the 9,450 homes here.

25–70

is the estimated number of missing housing units, from the lowest to the highest of three estimates.



HOME VALUE

A median home costs 52%
more than Oregon's.

\$725,300

median home value in Happy Valley.

Happy Valley



\$725,300

Oregon



\$477,600

U.S.



\$332,700

THAT WAS HAPPY VALLEY'S 2026

Every number came from a public source, with its date.

New Census data usually lands in December. The next Edition follows it.

See this Edition at almanacdata.ai/e/or/happy-valley/

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