



ZIP 97086, Happy Valley, Oregon.

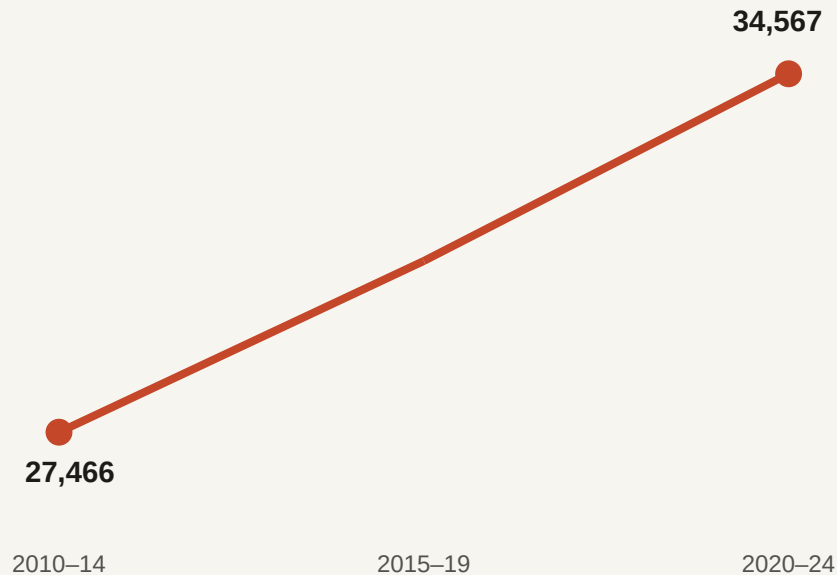
Current market data.

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

POPULATION

34,567 people call ZIP
97086 home.

34,567
people.

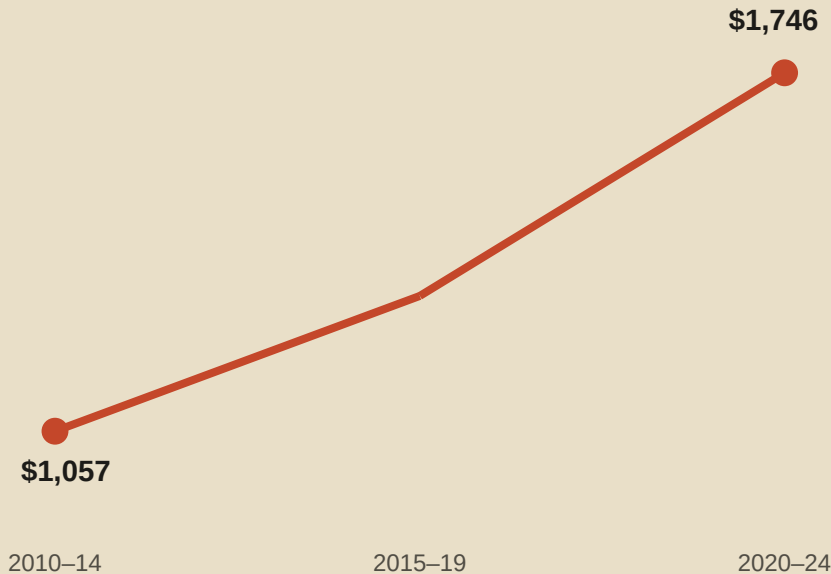


RENT

Median rent is up 65%
since the 2010–2014
survey, before inflation.

\$1,746

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

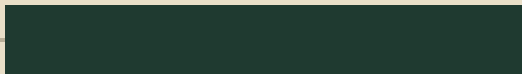




ROOM TO BUILD

The median rent is above what local wages can carry.

\$846–\$1,269



\$1,746 median

is the monthly rent range local workforce wages support.



BUILDING

51% of the housing here was built before 2000.

51%

of all homes were built before 2000

UNITS NEEDED

Closing the gap would add 0.4–0.8% to the 13,740 homes here.

54–111

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



HOME VALUE

A median home costs 46% more than Oregon's.

\$697,400

median home value in ZIP 97086.

ZIP 97086



\$697,400

Oregon



\$477,600

U.S.



\$332,700

THAT WAS ZIP 97086'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/zip/97086/

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