

# Corbett 97019

ZIP code · OR · Oregon · Multnomah County

SELLER'S MARKET

**\$553K**

MEDIAN SALE PRICE

**+17.6%**

1-YR CHANGE

**31**

SALES (12 MO)

**\$653K**

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



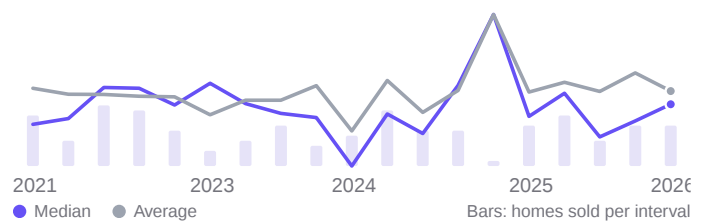
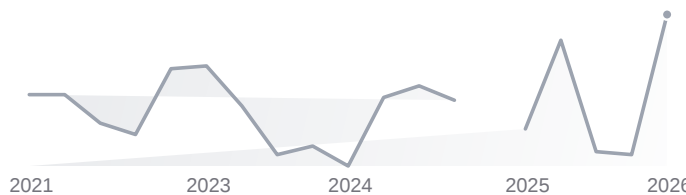
## MARKET TRENDS (5 YEARS)

Market temperature (0–100)

60 / 100

Sale prices

Median \$547K · Average \$608K

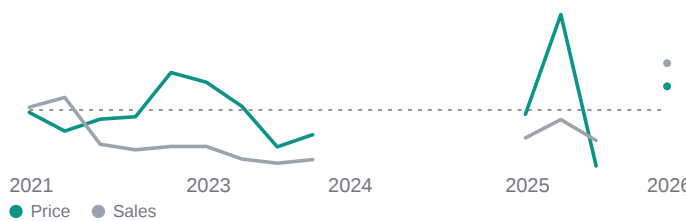


Growth (year over year)

Price +17.6% · Sales +34.8%

Price per square foot

\$287/ft²

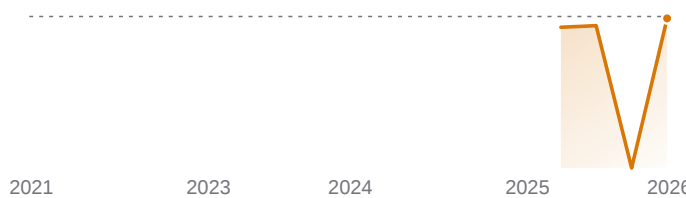


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

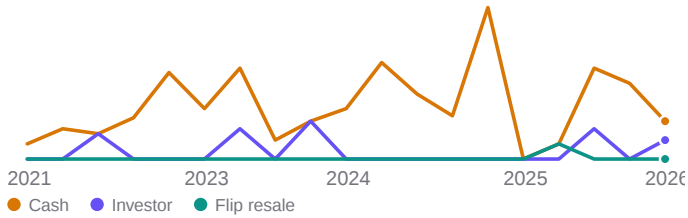
2.7%



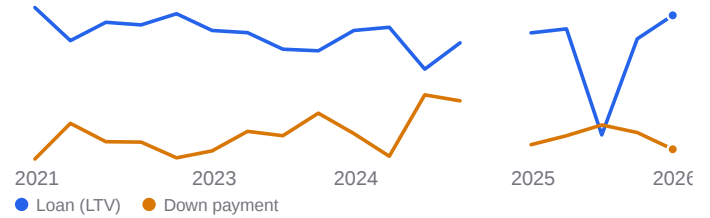
## BUYERS & OUTCOMES

### Buyer mix

Cash 25% · Investor 13% · Flip resale 0%

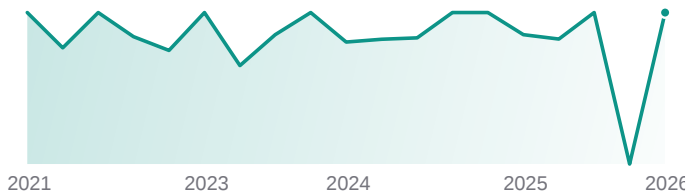


### Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



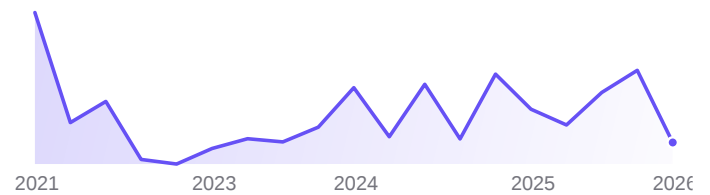
### Sellers who sold at a gain

100%



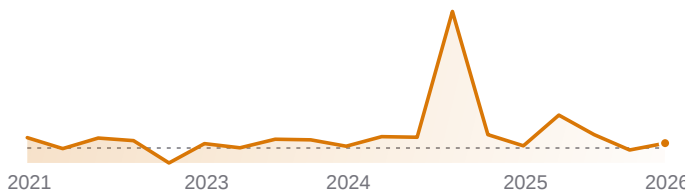
### Typical hold before selling

5.4 yrs



### Median annualized return at resale

+3.3%



### Preforeclosure filings

Filings 1 · Auction stage 1



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 1,161     |
| Median value (AVM) | \$653K    |
| Median size        | 1,844 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1977      |
| Single family      | 80%       |

## EQUITY & OWNERSHIP

|                               |          |
|-------------------------------|----------|
| Equity rich (LTV 50% or less) | 62%      |
| Underwater (LTV 125% or more) | 1.8%     |
| Owner occupied                | 79%      |
| Company owned                 | 21%      |
| Median loan-to-value          | 40%      |
| Typical ownership tenure      | 15.7 yrs |

## COMMUNITY

|                                  |          |
|----------------------------------|----------|
| Population                       | 2,650    |
| Density                          | 34 / mi² |
| Median household income          | \$108K   |
| Average household income         | \$120K   |
| Crime index (US avg 100)         | 60       |
| Air pollution index (US avg 100) | 114      |
| Earthquake index (US avg 100)    | 166      |
| Homes occupied                   | 93%      |
| Bachelor's or higher             | 36%      |
| Poverty rate                     | 6.5%     |
| Unemployment                     | 1.2%     |
| Average temp                     | 48°F     |
| Annual precip                    | 103 in   |
| Sunshine                         | 48%      |

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.