

Gresham 97030

ZIP code · OR · Oregon · Multnomah County · Gresham

SELLER'S MARKET

\$436K

MEDIAN SALE PRICE

-1.3%

1-YR CHANGE

374

SALES (12 MO)

\$439K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

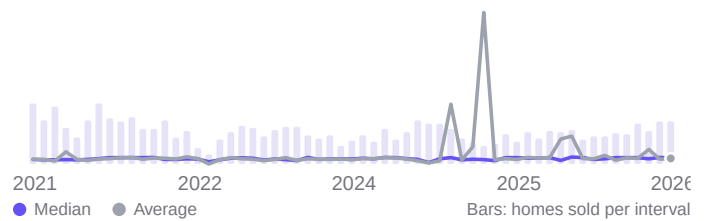
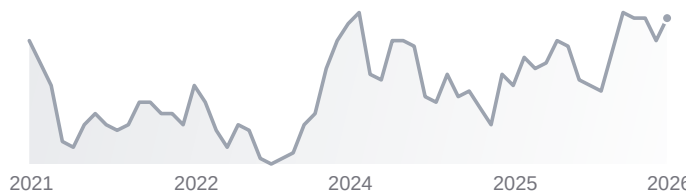
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$434K · Average \$432K

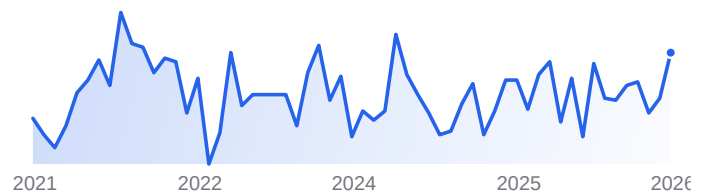
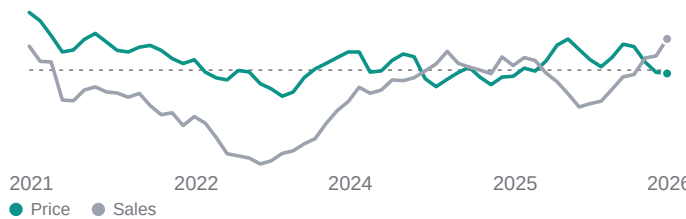


Growth (year over year)

Price -1.3% · Sales +12.3%

Price per square foot

\$282/ft²

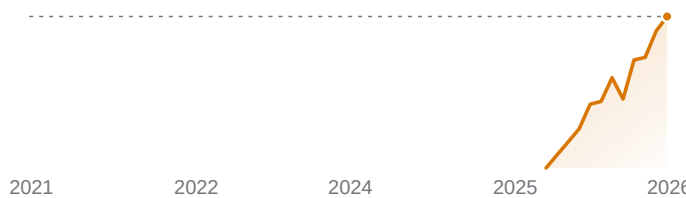


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

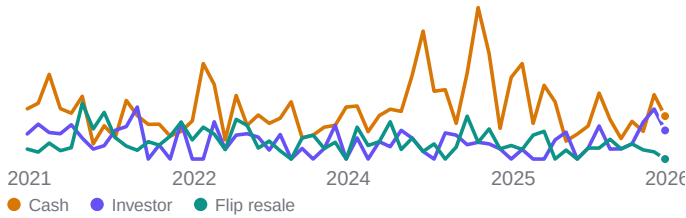
4.4%



BUYERS & OUTCOMES

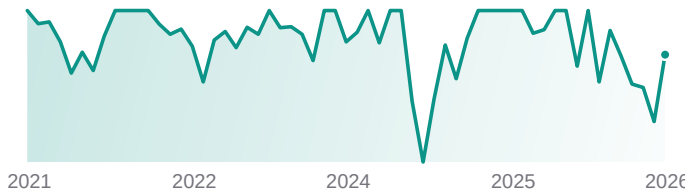
Buyer mix

Cash 15% · Investor 10% · Flip resale 0%



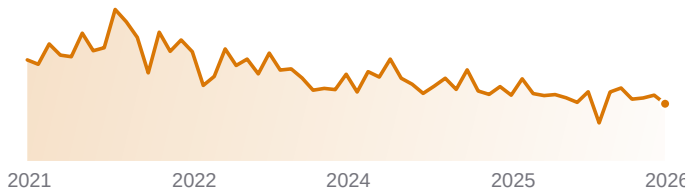
Sellers who sold at a gain

91%

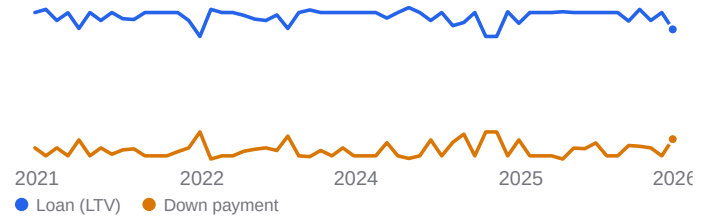


Median annualized return at resale

+3.7%

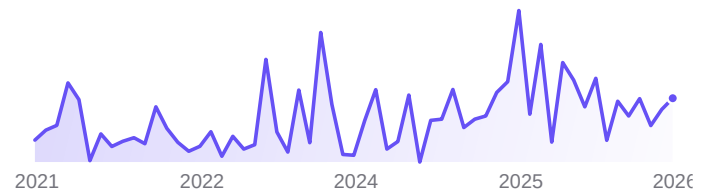


Financing (share of purchase price) Loan (LTV) 84% · Down payment 16%



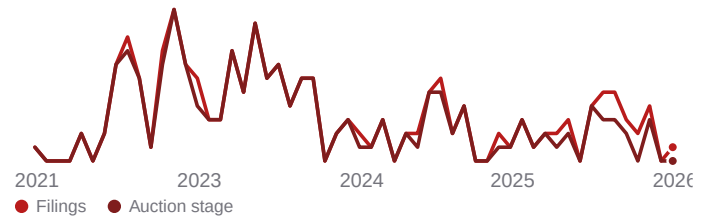
Typical hold before selling

10.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	8,538
Median value (AVM)	\$439K
Median size	1,536 ft²
Median bedrooms	3
Median year built	1976
Single family	73%
Condos	12%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.5%
Owner occupied	78%
Company owned	16%
Median loan-to-value	52%

Typical ownership tenure

10.7 yrs

COMMUNITY

Population	40,594
Density	5,328 / mi²
Median household income	\$65K
Average household income	\$77K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	183
Homes occupied	96%
Bachelor's or higher	14%
Poverty rate	13.9%
Unemployment	1.3%
Average temp	53°F
Annual precip	53 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.