

Troutdale 97060

ZIP code · OR · Oregon · Multnomah County · Troutdale

BALANCED MARKET

\$496K

MEDIAN SALE PRICE

+1.5%

1-YR CHANGE

175

SALES (12 MO)

\$490K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 44 / 100



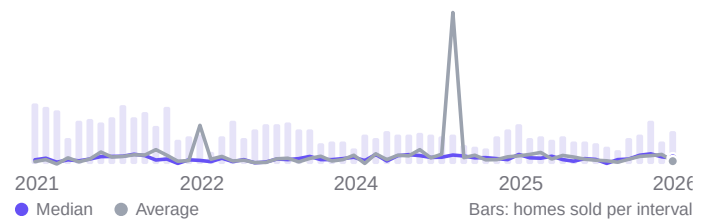
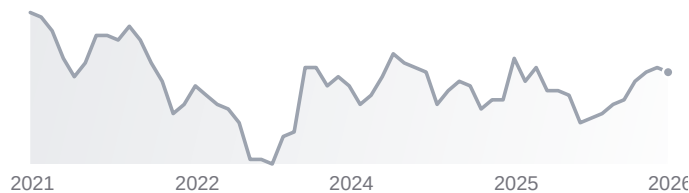
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

44 / 100

Sale prices

Median \$470K · Average \$430K

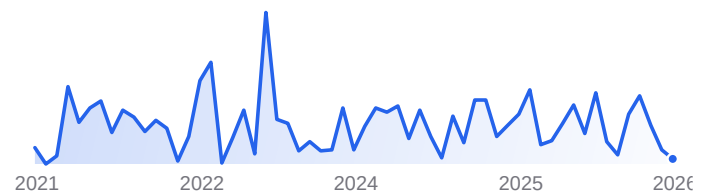
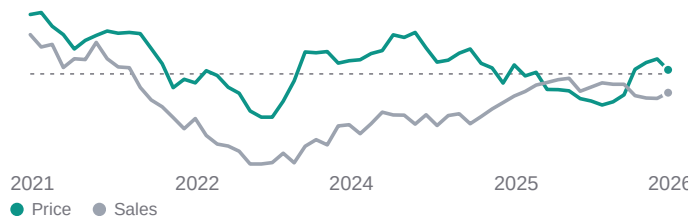


Growth (year over year)

Price +1.5% · Sales -6.9%

Price per square foot

\$259/ft²

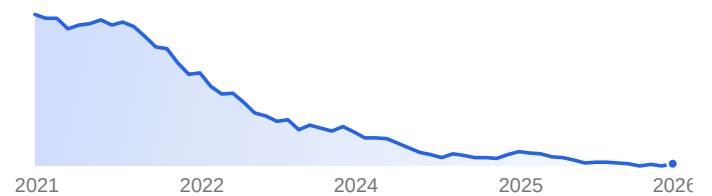
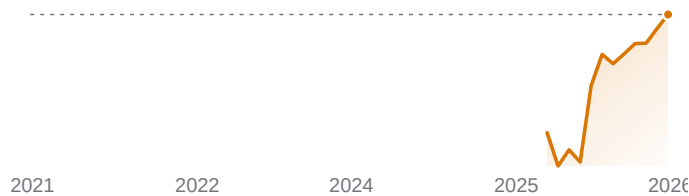


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

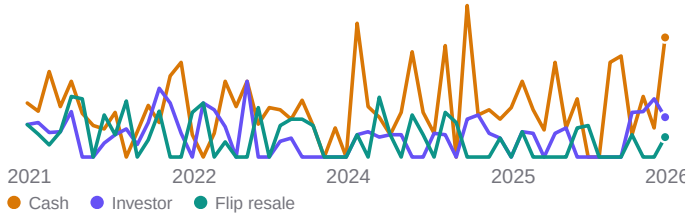
2.7%



BUYERS & OUTCOMES

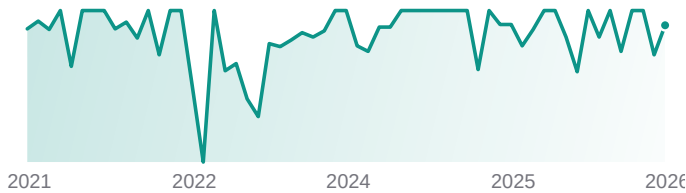
Buyer mix

Cash 32% · Investor 11% · Flip resale 5.3%



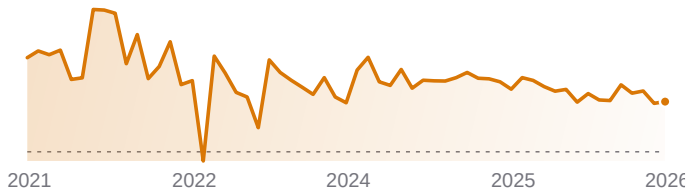
Sellers who sold at a gain

94%

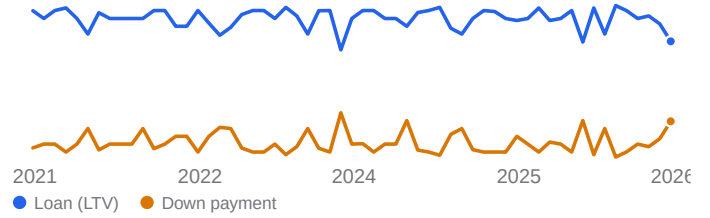


Median annualized return at resale

+3.6%

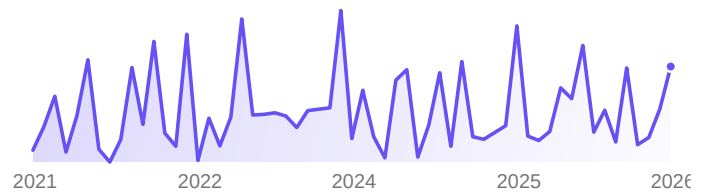


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



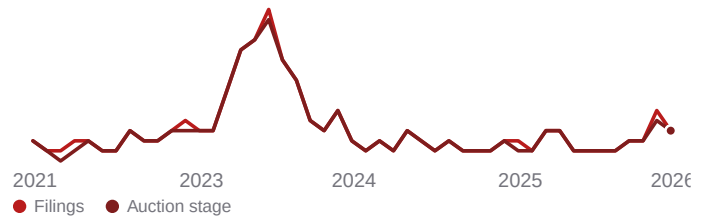
Typical hold before selling

13.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	6,377
Median value (AVM)	\$490K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1986
Single family	79%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.2%
Owner occupied	80%
Company owned	13%
Median loan-to-value	51%

Typical ownership tenure

15.0 yrs

COMMUNITY

Population	23,741
Density	1,188 / mi²
Median household income	\$84K
Average household income	\$98K
Crime index (US avg 100)	85
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	170
Homes occupied	96%
Bachelor's or higher	16%
Poverty rate	9.7%
Unemployment	1.4%
Average temp	52°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.