

Gresham 97080

ZIP code · OR · Oregon · Multnomah County · Gresham

BALANCED MARKET

\$513K

MEDIAN SALE PRICE

-6.0%

1-YR CHANGE

661

SALES (12 MO)

\$520K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 58 / 100

Buyer's market

Balanced

Seller's market

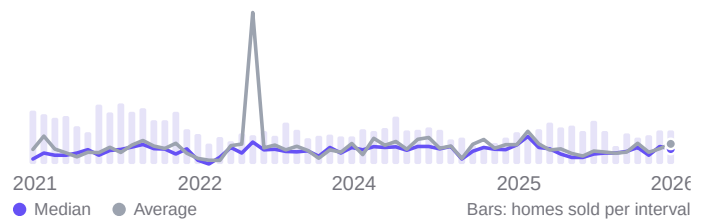
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

58 / 100

Sale prices

Median \$518K · Average \$541K

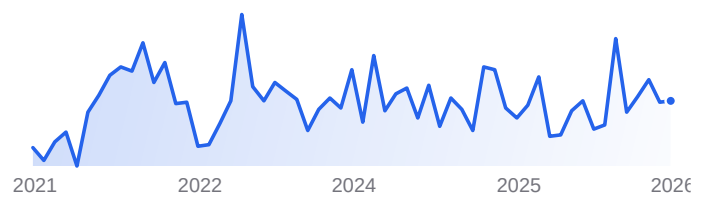
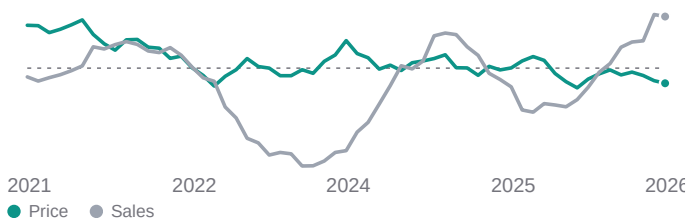


Growth (year over year)

Price -6.0% · Sales +20.4%

Price per square foot

\$289/ft²

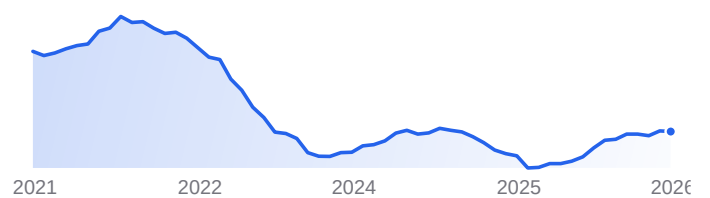
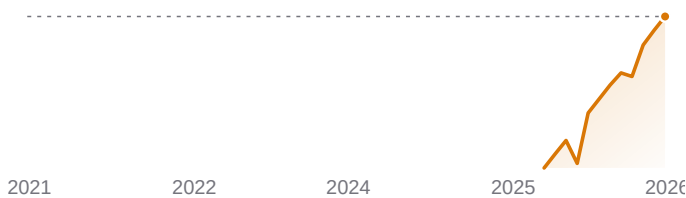


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

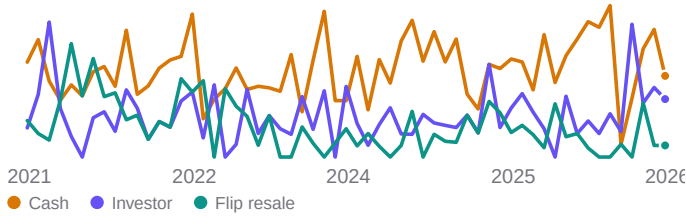
4.6%



BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 8.9% · Flip resale 1.8%



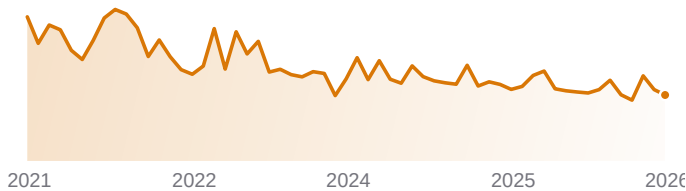
Sellers who sold at a gain

87%

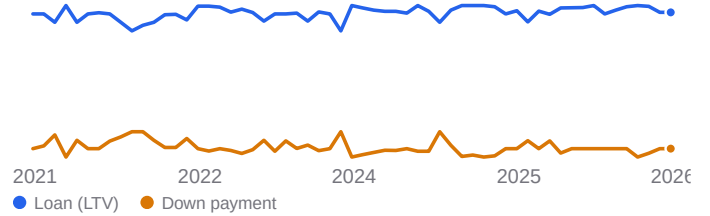


Median annualized return at resale

+3.9%

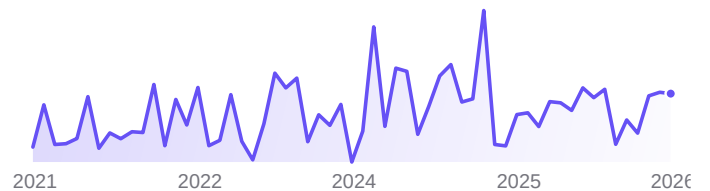


Financing (share of purchase price) Loan (LTV) 91% · Down payment 10%



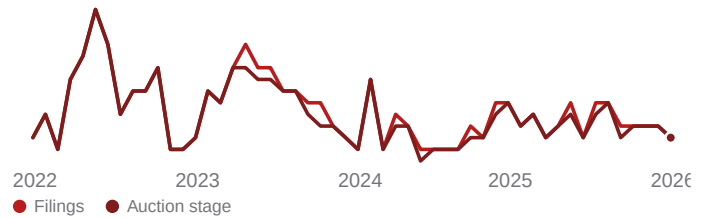
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	14,318
Median value (AVM)	\$520K
Median size	1,810 ft²
Median bedrooms	3
Median year built	1991
Single family	88%
Condos	2.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	84%
Company owned	16%
Median loan-to-value	53%

Typical ownership tenure

9.9 yrs

COMMUNITY

Population	43,280
Density	2,022 / mi²
Median household income	\$98K
Average household income	\$117K
Crime index (US avg 100)	54
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	176
Homes occupied	97%
Bachelor's or higher	20%
Poverty rate	7.0%
Unemployment	1.3%
Average temp	52°F
Annual precip	60 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.