

Portland 97206

ZIP code · OR · Oregon · Multnomah County · Portland

BALANCED MARKET

\$476K

MEDIAN SALE PRICE

+3.7%

1-YR CHANGE

754

SALES (12 MO)

\$468K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 56 / 100



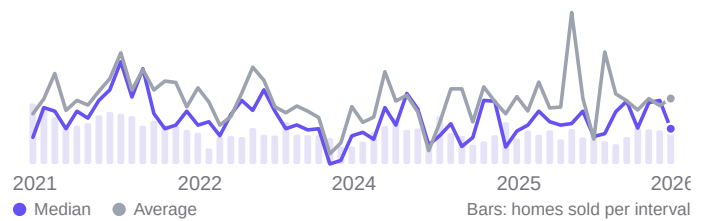
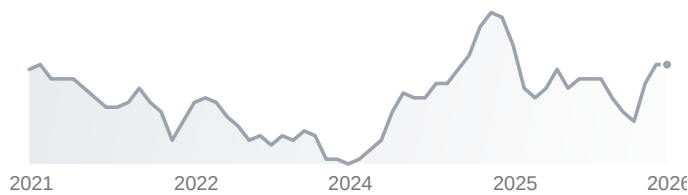
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

56 / 100

Sale prices

Median \$450K · Average \$493K

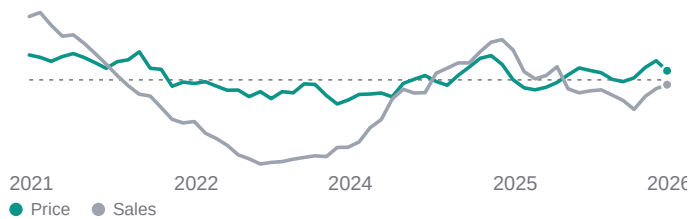


Growth (year over year)

Price +3.7% · Sales -2.0%

Price per square foot

\$372/ft²

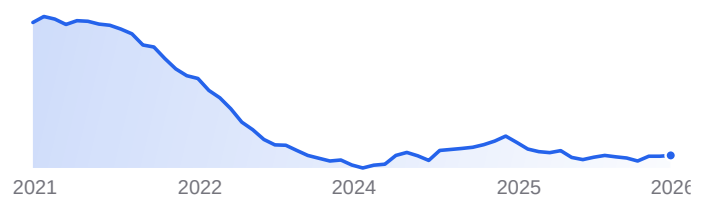
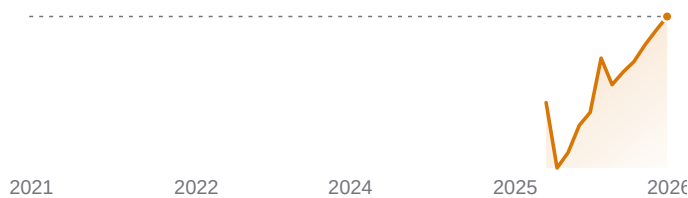


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

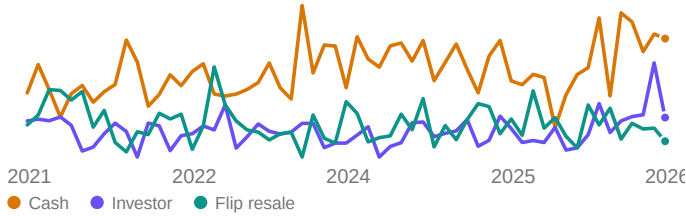
4.1%



BUYERS & OUTCOMES

Buyer mix

Cash 23% · Investor 7.7% · Flip resale 3.1%



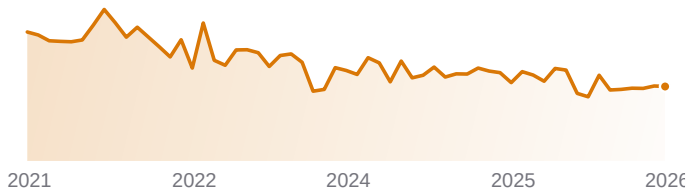
Sellers who sold at a gain

95%

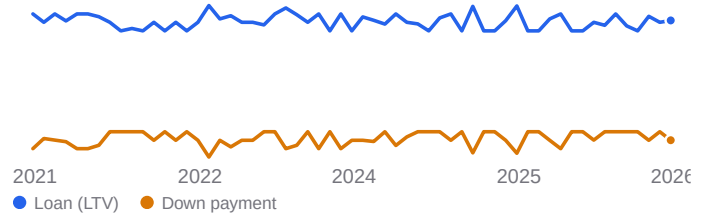


Median annualized return at resale

+4.2%

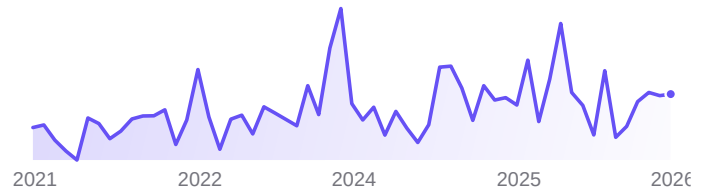


Financing (share of purchase price) Loan (LTV) 86% · Down payment 15%



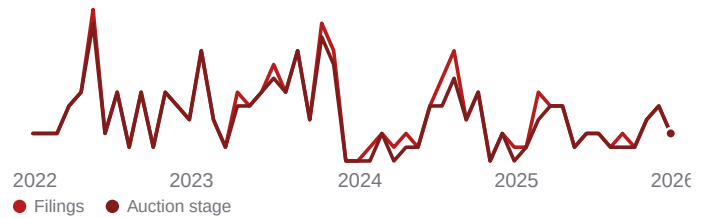
Typical hold before selling

9.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	18,395
Median value (AVM)	\$468K
Median size	1,276 ft²
Median bedrooms	3
Median year built	1951
Single family	89%
Condos	5.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	50%
Underwater (LTV 125% or more)	1.4%
Owner occupied	76%
Company owned	15%
Median loan-to-value	51%

Typical ownership tenure

10.4 yrs

COMMUNITY

Population	50,571
Density	7,830 / mi²
Median household income	\$88K
Average household income	\$112K
Crime index (US avg 100)	88
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	180
Homes occupied	95%
Bachelor's or higher	30%
Poverty rate	10.2%
Unemployment	1.4%
Average temp	53°F
Annual precip	45 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.