

Portland 97209

ZIP code · OR · Oregon · Multnomah County · Portland

BALANCED MARKET

\$365K

MEDIAN SALE PRICE

-6.2%

1-YR CHANGE

317

SALES (12 MO)

\$370K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100

Buyer's market

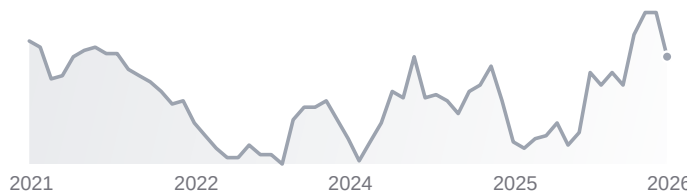
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

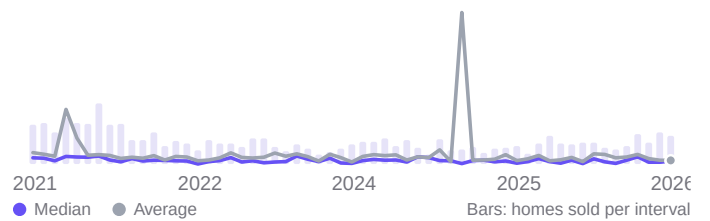
Market temperature (0–100)

57 / 100



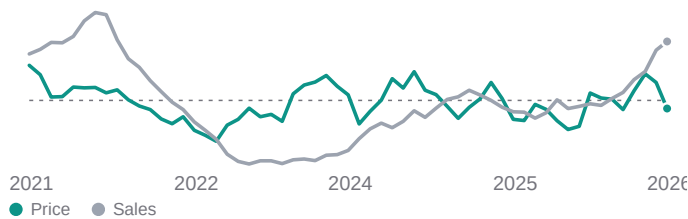
Sale prices

Median \$385K · Average \$413K



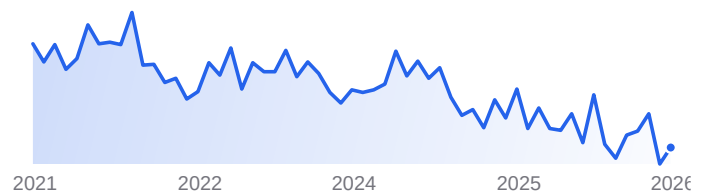
Growth (year over year)

Price -6.2% · Sales +44.7%



Price per square foot

\$345/ft²



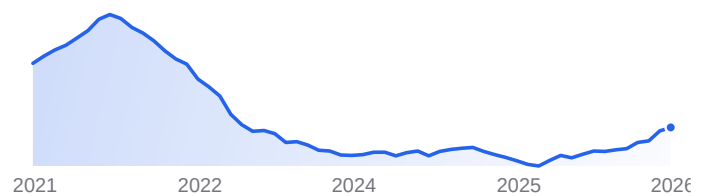
Sale premium vs estimated value

-1.1%



Annual turnover (share of homes sold)

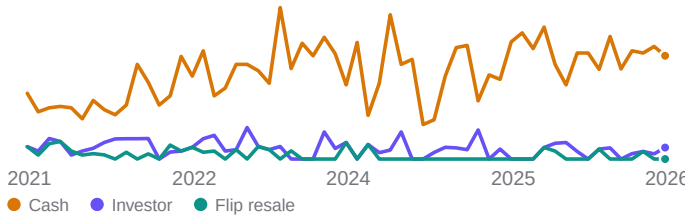
5.6%



BUYERS & OUTCOMES

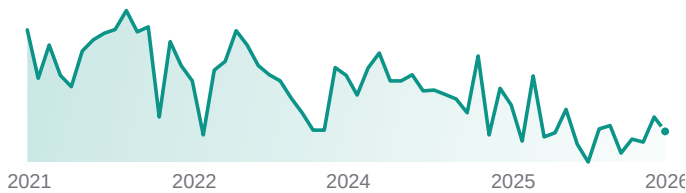
Buyer mix

Cash 55% · Investor 6.1% · Flip resale 0%



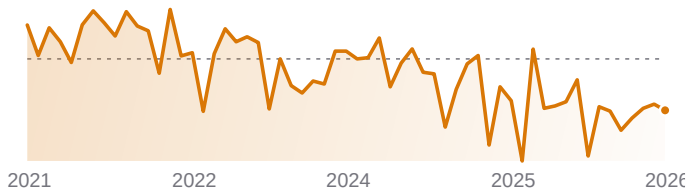
Sellers who sold at a gain

27%

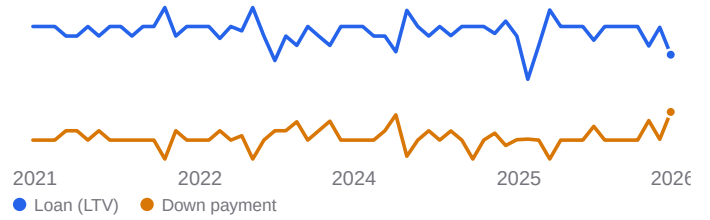


Median annualized return at resale

-1.8%

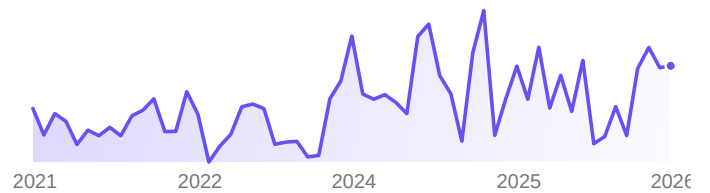


Financing (share of purchase price) Loan (LTV) 65% · Down payment 35%



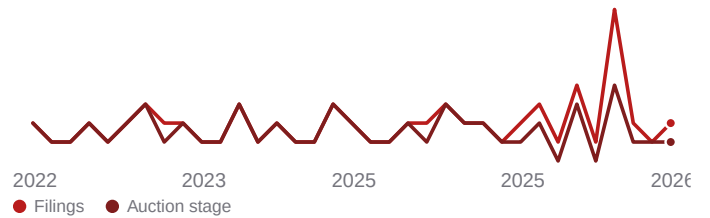
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 2 · Auction stage 1



HOUSING STOCK

Homes	5,669
Median value (AVM)	\$370K
Median size	1,002 ft²
Median bedrooms	1
Median year built	2004
Single family	1.3%
Condos	95%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	2.6%
Owner occupied	55%
Company owned	32%
Median loan-to-value	36%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	21,340
Density	17,005 / mi²
Median household income	\$81K
Average household income	\$116K
Crime index (US avg 100)	177
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	186
Homes occupied	85%
Bachelor's or higher	35%
Poverty rate	15.8%
Unemployment	1.3%
Average temp	54°F
Annual precip	44 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.