

Portland 97212

ZIP code · OR · Oregon > Multnomah County > Portland

SELLER'S MARKET

\$848K

MEDIAN SALE PRICE

+2.7%

1-YR CHANGE

374

SALES (12 MO)

\$782K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

Balanced

Seller's market

MARKET TRENDS (5 YEARS)

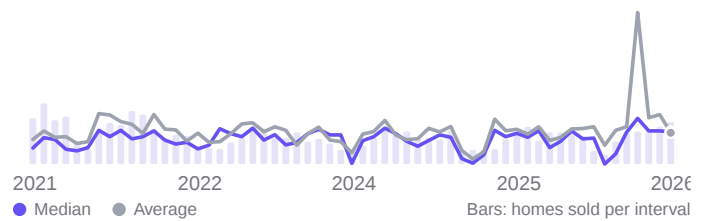
Market temperature (0–100)

68 / 100



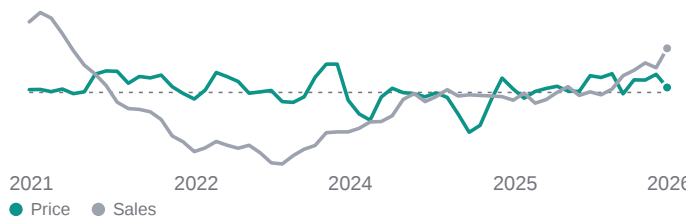
Sale prices

Median \$843K · Average \$834K



Growth (year over year)

Price +2.7% · Sales +23.4%



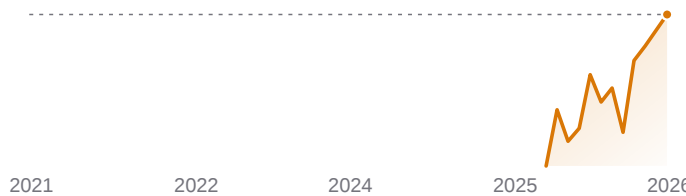
Price per square foot

\$423/ft²



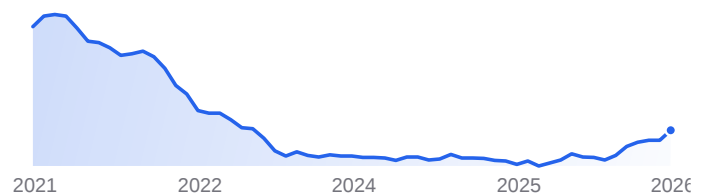
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

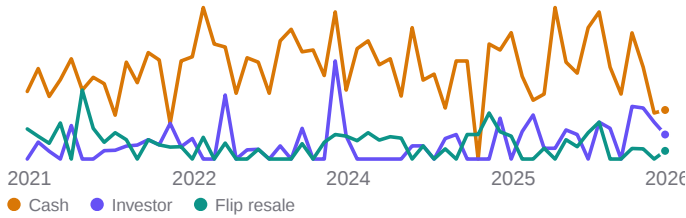
4.3%



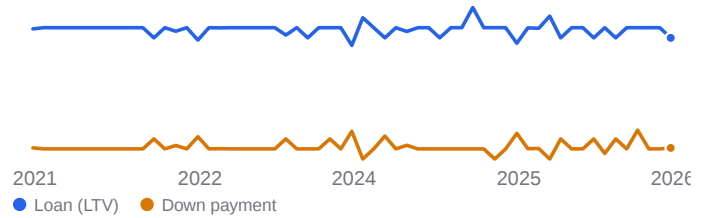
BUYERS & OUTCOMES

Buyer mix

Cash 13% · Investor 6.7% · Flip resale 2.2%

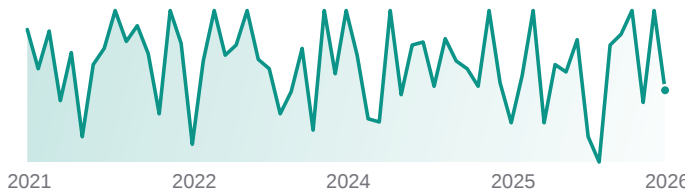


Financing (share of purchase price) Loan (LTV) 75% · Down payment 21%



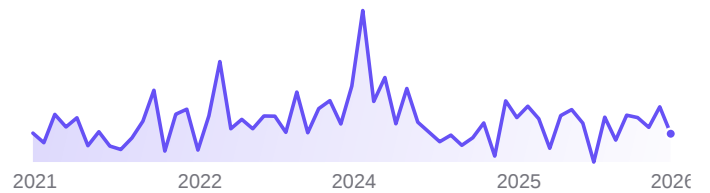
Sellers who sold at a gain

89%



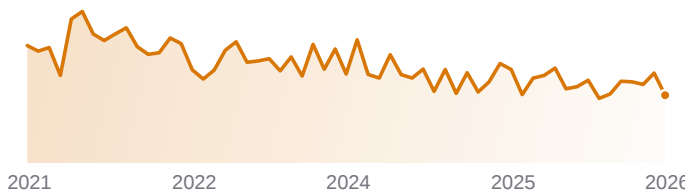
Typical hold before selling

7.9 yrs



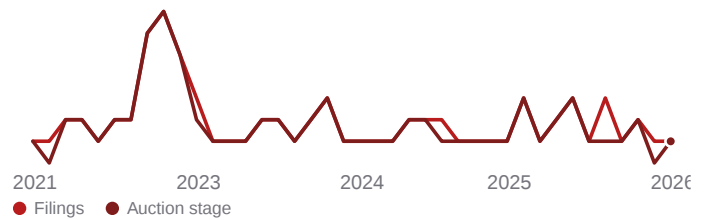
Median annualized return at resale

+3.3%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,743
Median value (AVM)	\$782K
Median size	2,052 ft²
Median bedrooms	3
Median year built	1925
Single family	86%
Condos	6.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.9%
Owner occupied	80%
Company owned	27%
Median loan-to-value	46%

Typical ownership tenure

11.9 yrs

COMMUNITY

Population	25,092
Density	9,172 / mi²
Median household income	\$127K
Average household income	\$164K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	185
Homes occupied	94%
Bachelor's or higher	37%
Poverty rate	6.5%
Unemployment	1.4%
Average temp	53°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.