

Portland 97213

ZIP code · OR · Oregon > Multnomah County > Portland

SELLER'S MARKET

\$594K

MEDIAN SALE PRICE

+5.8%

1-YR CHANGE

463

SALES (12 MO)

\$551K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 68 / 100

Buyer's market

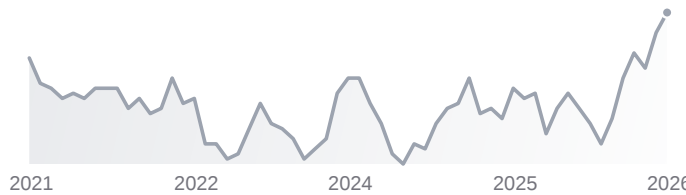
Balanced

Seller's market

MARKET TRENDS (5 YEARS)

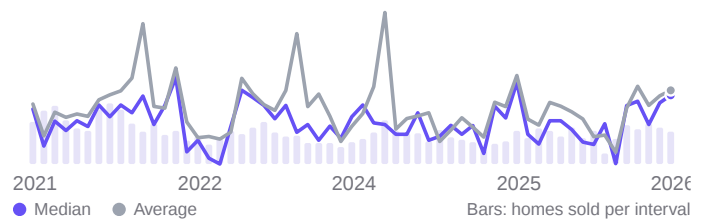
Market temperature (0–100)

68 / 100



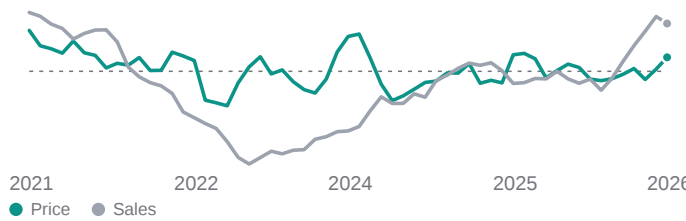
Sale prices

Median \$625K · Average \$638K



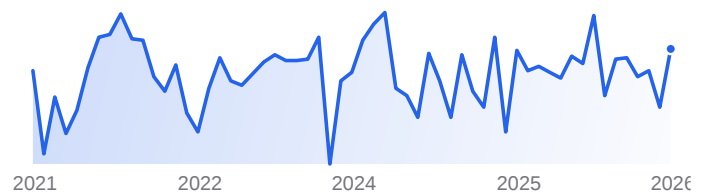
Growth (year over year)

Price +5.8% · Sales +19.9%



Price per square foot

\$398/ft²



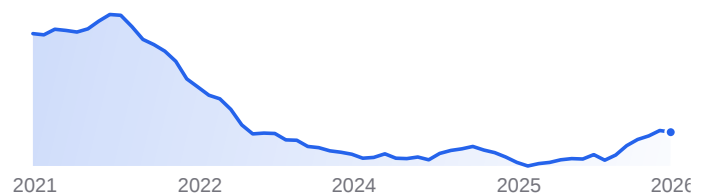
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

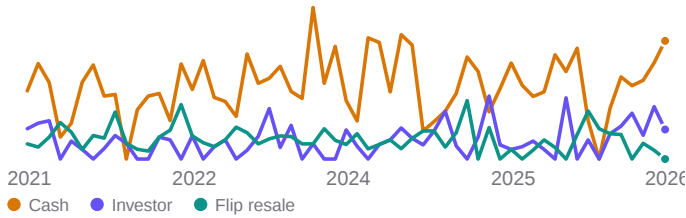
4.3%



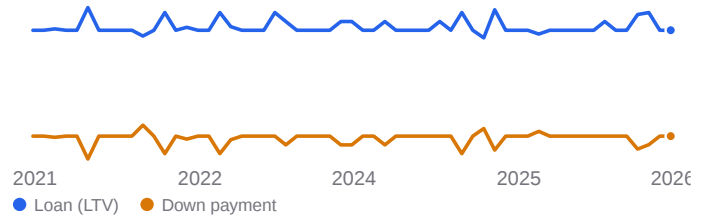
BUYERS & OUTCOMES

Buyer mix

Cash 30% · Investor 7.5% · Flip resale 0%

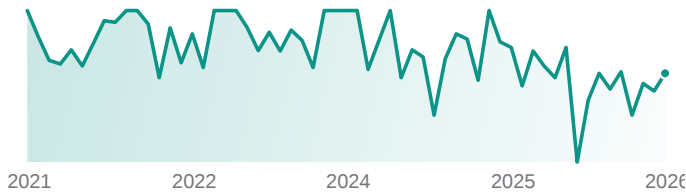


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



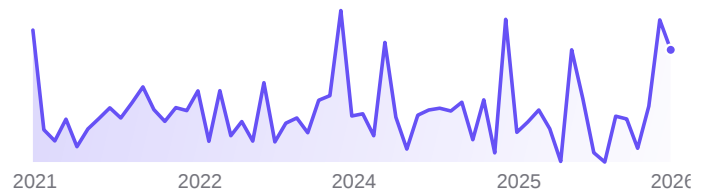
Sellers who sold at a gain

90%



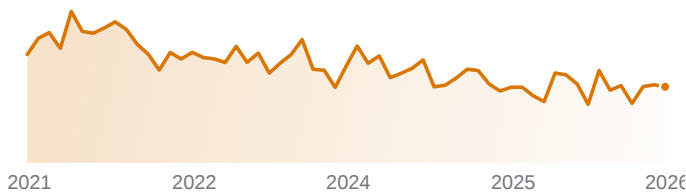
Typical hold before selling

12.0 yrs



Median annualized return at resale

+3.9%



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	10,647
Median value (AVM)	\$551K
Median size	1,573 ft²
Median bedrooms	3
Median year built	1926
Single family	89%
Condos	4.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.8%
Owner occupied	79%
Company owned	19%
Median loan-to-value	51%

Typical ownership tenure

11.4 yrs

COMMUNITY

Population	30,600
Density	7,587 / mi²
Median household income	\$98K
Average household income	\$124K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	183
Homes occupied	95%
Bachelor's or higher	36%
Poverty rate	7.2%
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.