

Portland 97216

ZIP code · OR · Oregon > Multnomah County > Portland

BALANCED MARKET

\$418K

MEDIAN SALE PRICE

+0.3%

1-YR CHANGE

180

SALES (12 MO)

\$419K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 47 / 100



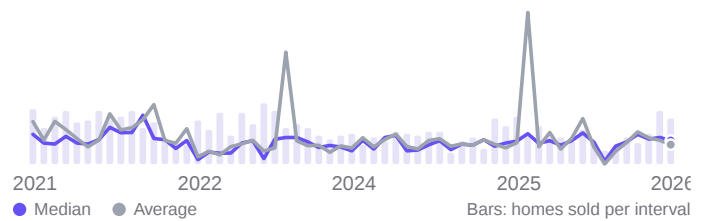
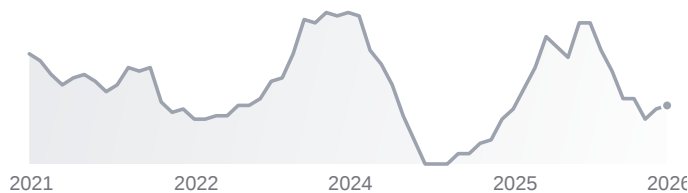
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

47 / 100

Sale prices

Median \$411K · Average \$393K

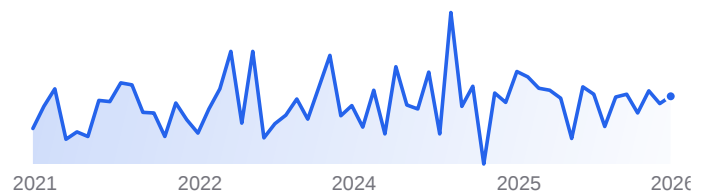
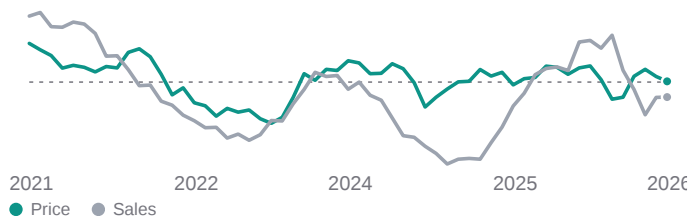


Growth (year over year)

Price +0.3% · Sales -6.7%

Price per square foot

\$339/ft²

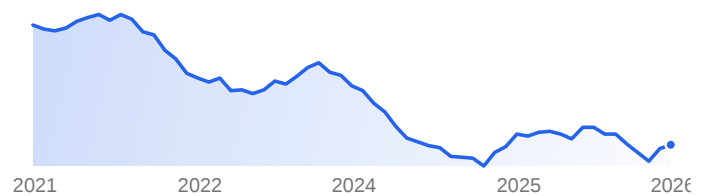
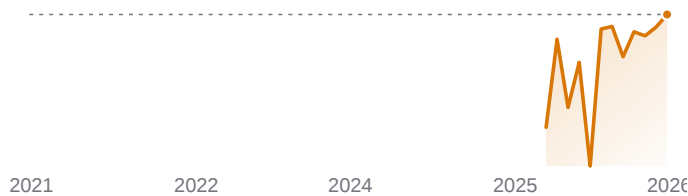


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

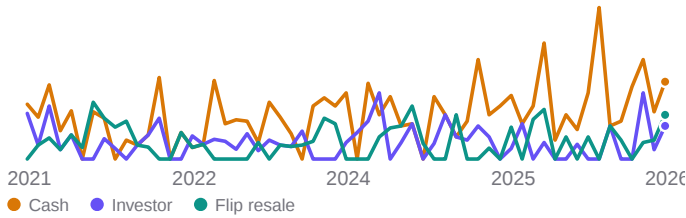
3.9%



BUYERS & OUTCOMES

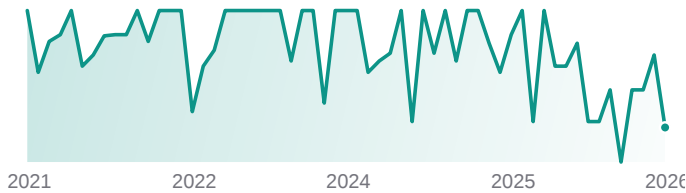
Buyer mix

Cash 29% · Investor 13% · Flip resale 17%



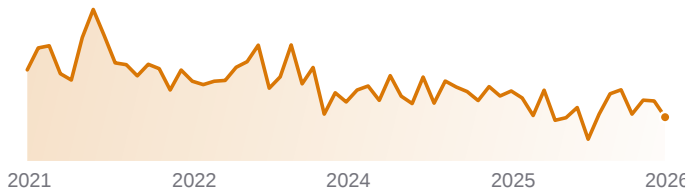
Sellers who sold at a gain

79%

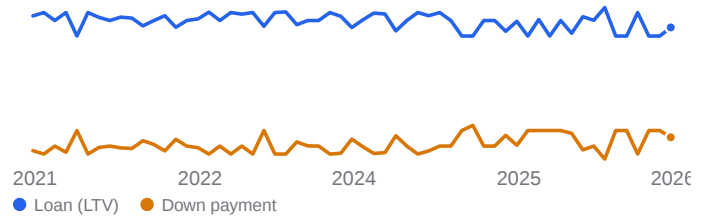


Median annualized return at resale

+3.1%

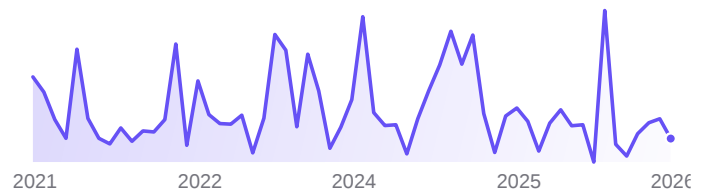


Financing (share of purchase price) Loan (LTV) 86% · Down payment 16%



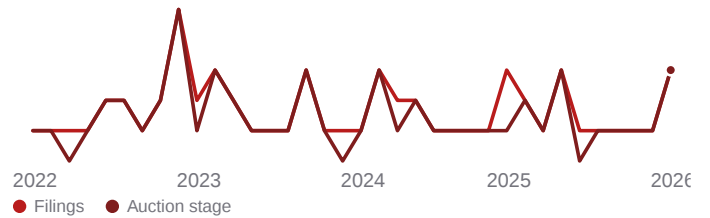
Typical hold before selling

6.1 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	4,625
Median value (AVM)	\$419K
Median size	1,300 ft²
Median bedrooms	3
Median year built	1955
Single family	86%
Condos	8.1%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.4%
Owner occupied	77%
Company owned	14%
Median loan-to-value	51%

Typical ownership tenure

10.3 yrs

COMMUNITY

Population	16,890
Density	6,780 / mi²
Median household income	\$68K
Average household income	\$85K
Crime index (US avg 100)	91
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	183
Homes occupied	95%
Bachelor's or higher	22%
Poverty rate	13.5%
Unemployment	1.3%
Average temp	53°F
Annual precip	47 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.