

Portland 97218

ZIP code · OR · Oregon > Multnomah County > Portland

BALANCED MARKET

\$437K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

187

SALES (12 MO)

\$471K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



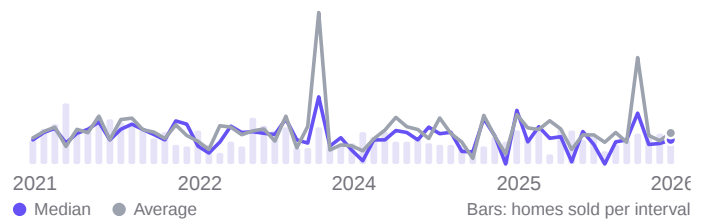
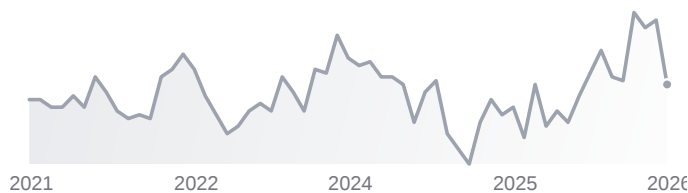
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$450K · Average \$483K

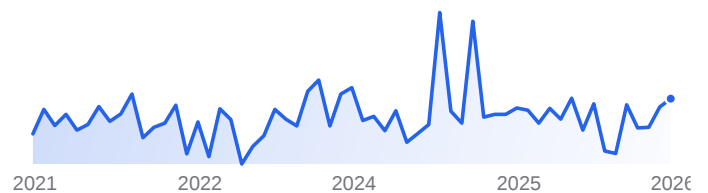
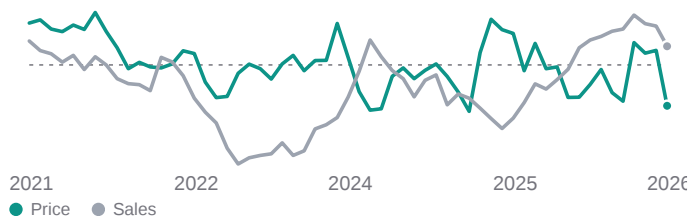


Growth (year over year)

Price -15.0% · Sales +6.9%

Price per square foot

\$408/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

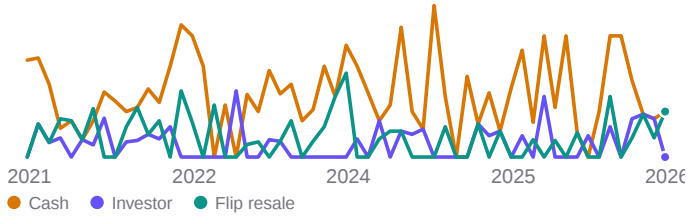
3.9%



BUYERS & OUTCOMES

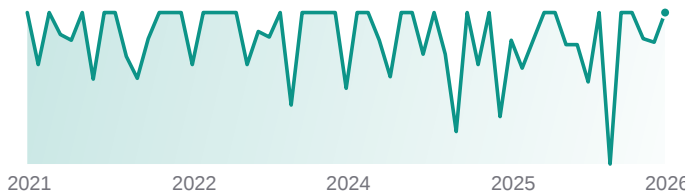
Buyer mix

Cash 13% · Investor 0% · Flip resale 13%



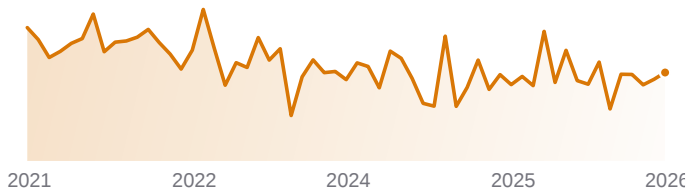
Sellers who sold at a gain

100%

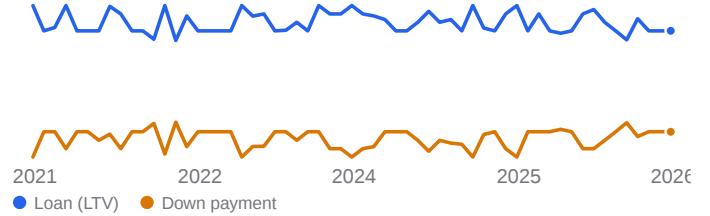


Median annualized return at resale

+5.2%

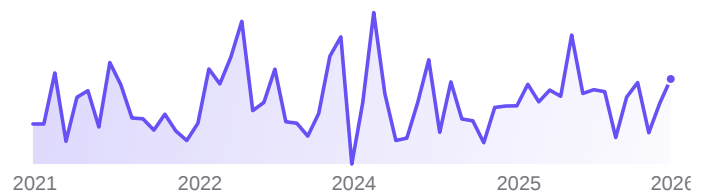


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

12.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,770
Median value (AVM)	\$471K
Median size	1,312 ft²
Median bedrooms	3
Median year built	1950
Single family	83%
Condos	8.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	2.2%
Owner occupied	75%
Company owned	16%
Median loan-to-value	52%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	14,375
Density	2,496 / mi²
Median household income	\$81K
Average household income	\$95K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	182
Homes occupied	94%
Bachelor's or higher	33%
Poverty rate	11.5%
Unemployment	1.3%
Average temp	53°F
Annual precip	41 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.