

Portland 97221

ZIP code · OR · Oregon · Multnomah County · Portland

BALANCED MARKET

\$830K

MEDIAN SALE PRICE

+4.8%

1-YR CHANGE

194

SALES (12 MO)

\$776K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 50 / 100



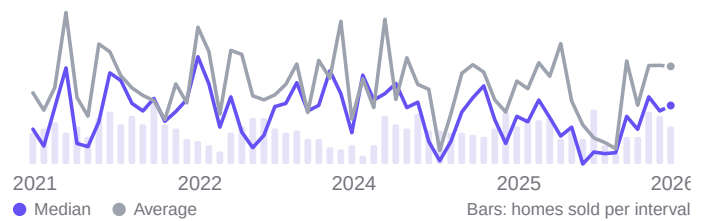
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

50 / 100

Sale prices

Median \$825K · Average \$1M

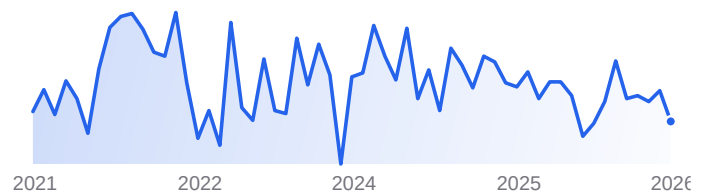
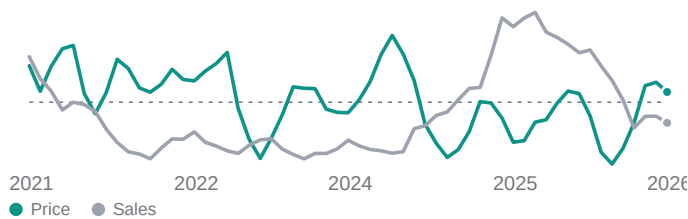


Growth (year over year)

Price +4.8% · Sales -9.8%

Price per square foot

\$314/ft²

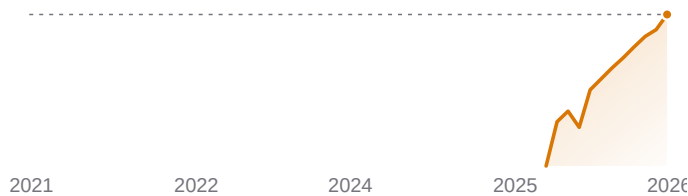


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

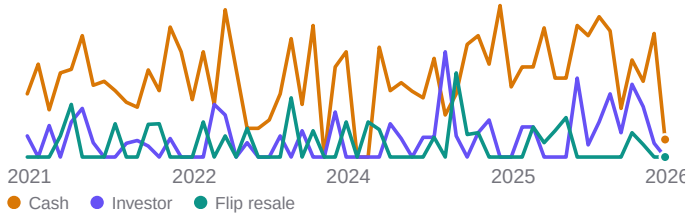
4.4%



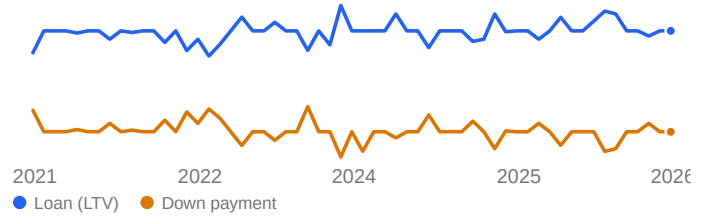
BUYERS & OUTCOMES

Buyer mix

Cash 5.6% · Investor 0% · Flip resale 0%

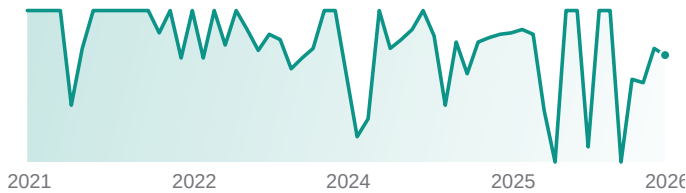


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



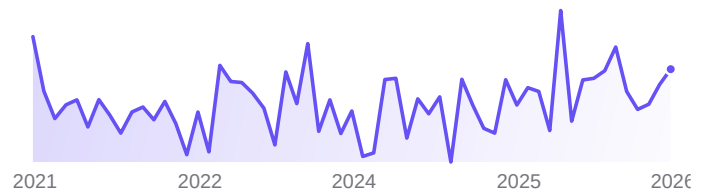
Sellers who sold at a gain

88%



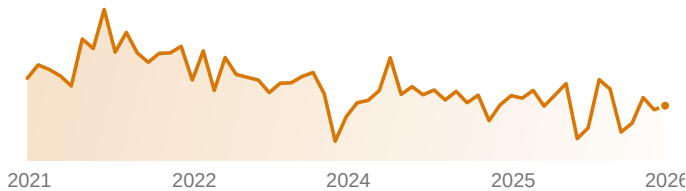
Typical hold before selling

12.0 yrs



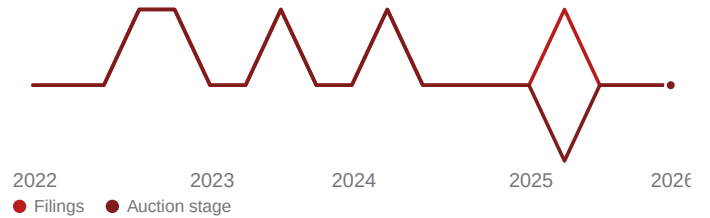
Median annualized return at resale

+3.4%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	4,396
Median value (AVM)	\$776K
Median size	2,354 ft²
Median bedrooms	3
Median year built	1964
Single family	94%
Condos	3.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.7%
Owner occupied	84%
Company owned	27%
Median loan-to-value	47%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	12,908
Density	3,123 / mi²
Median household income	\$137K
Average household income	\$197K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	187
Homes occupied	95%
Bachelor's or higher	39%
Poverty rate	7.7%
Unemployment	1.2%
Average temp	52°F
Annual precip	46 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.