

Portland 97222

ZIP code · OR · Oregon > Clackamas County > Portland

BALANCED MARKET

\$483K

MEDIAN SALE PRICE

-2.6%

1-YR CHANGE

380

SALES (12 MO)

\$488K

MEDIAN VALUE (AVM)

Market temperature

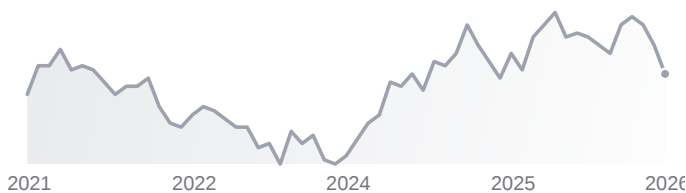
Balanced market · 48 / 100



MARKET TRENDS (5 YEARS)

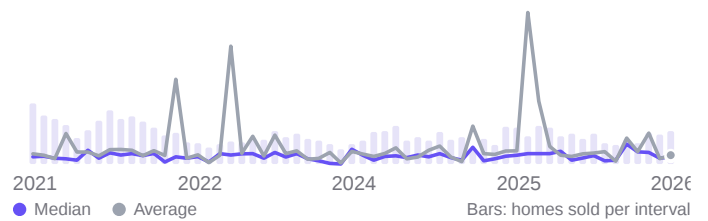
Market temperature (0–100)

48 / 100



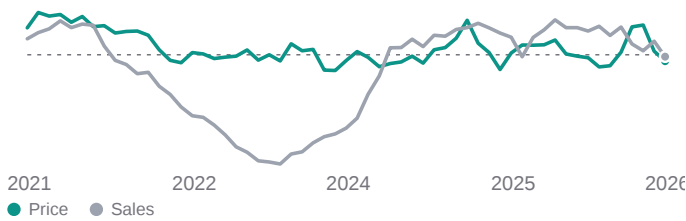
Sale prices

Median \$475K · Average \$489K



Growth (year over year)

Price -2.6% · Sales -0.8%



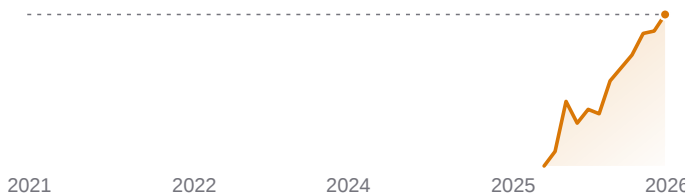
Price per square foot

\$292/ft²



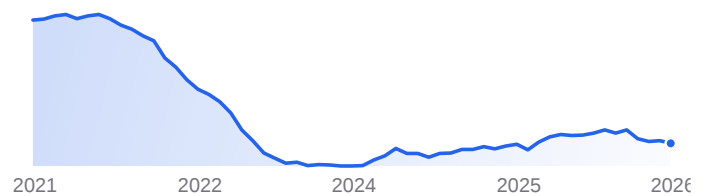
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

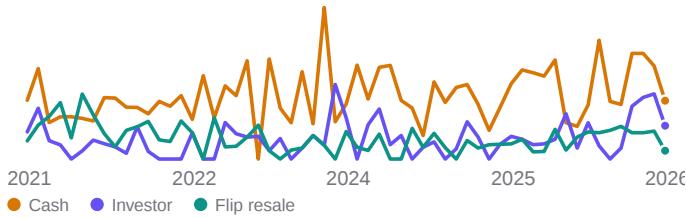
3.4%



BUYERS & OUTCOMES

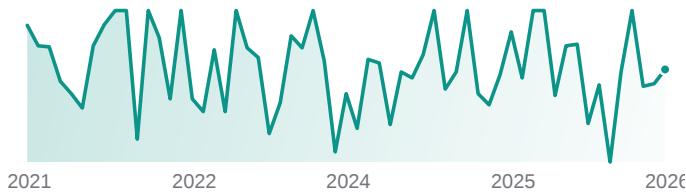
Buyer mix

Cash 18% · Investor 11% · Flip resale 2.6%



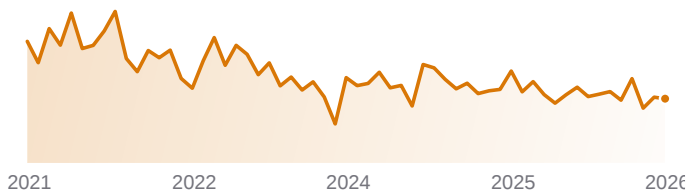
Sellers who sold at a gain

92%

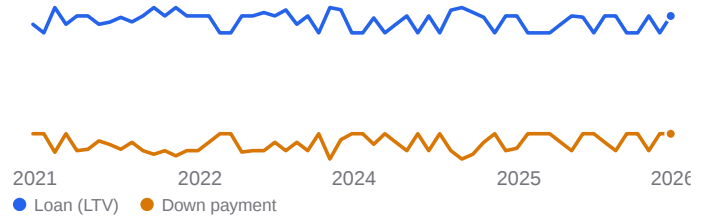


Median annualized return at resale

+4.5%



Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



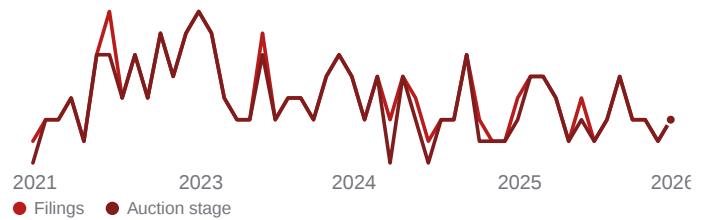
Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	11,036
Median value (AVM)	\$488K
Median size	1,600 ft²
Median bedrooms	3
Median year built	1962
Single family	86%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	1.6%
Owner occupied	79%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

9.7 yrs

COMMUNITY

Population	37,120
Density	4,254 / mi²
Median household income	\$80K
Average household income	\$102K
Crime index (US avg 100)	123
Air pollution index (US avg 100)	110
Earthquake index (US avg 100)	183
Homes occupied	94%
Bachelor's or higher	24%
Poverty rate	8.3%
Unemployment	1.1%
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.