

Portland 97223

ZIP code · OR · Oregon · Washington County · Portland

BALANCED MARKET

\$599K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

529

SALES (12 MO)

\$580K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



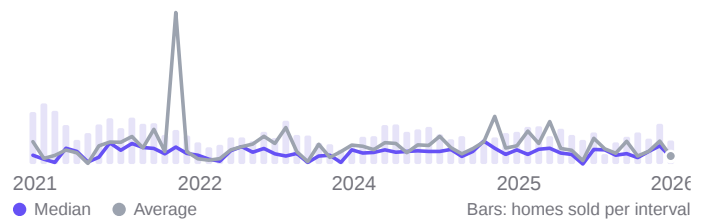
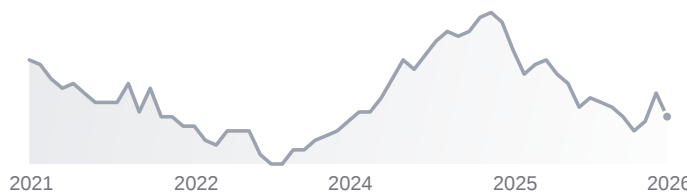
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$564K · Average \$571K

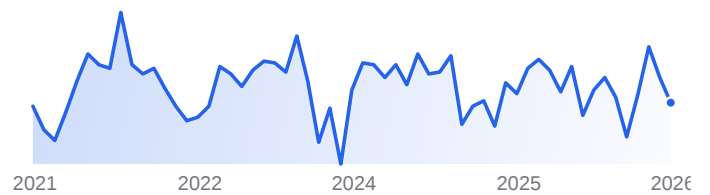
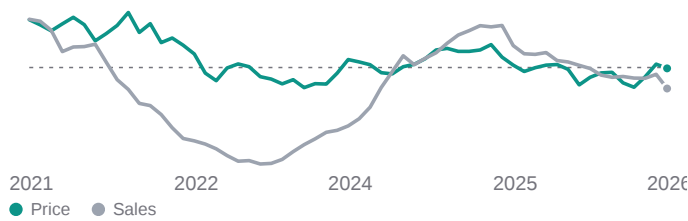


Growth (year over year)

Price -0.3% · Sales -8.2%

Price per square foot

\$305/ft²

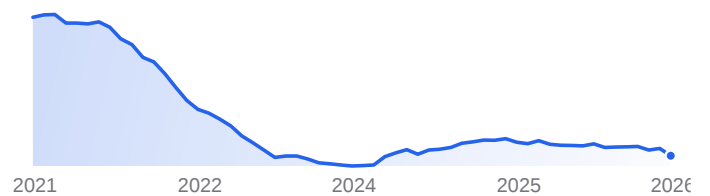
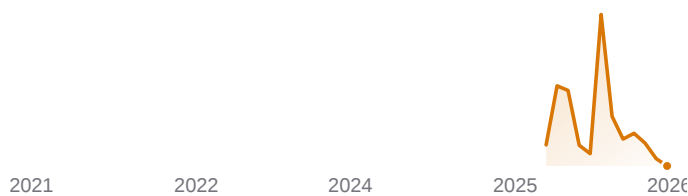


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

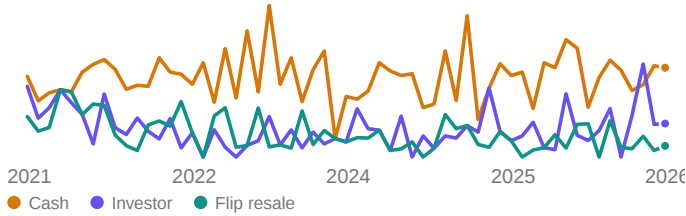
3.6%



BUYERS & OUTCOMES

Buyer mix

Cash 21% · Investor 7.9% · Flip resale 2.6%



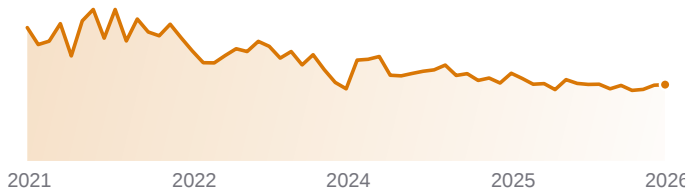
Sellers who sold at a gain

94%

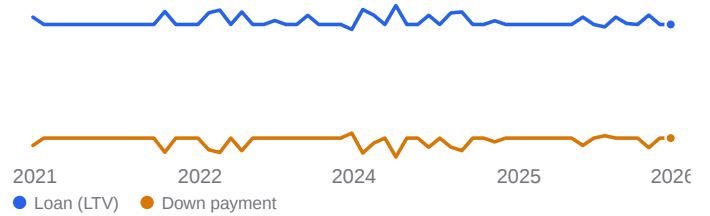


Median annualized return at resale

+4.4%

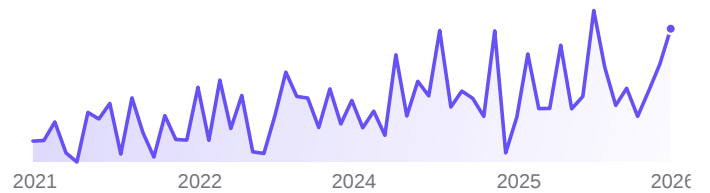


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

12.8 yrs



Preforeclosure filings

Filings 6 · Auction stage 4



HOUSING STOCK

Homes	14,669
Median value (AVM)	\$580K
Median size	1,826 ft²
Median bedrooms	3
Median year built	1985
Single family	93%
Condos	4.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.3%
Owner occupied	73%
Company owned	23%
Median loan-to-value	48%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	50,355
Density	4,484 / mi²
Median household income	\$103K
Average household income	\$127K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	104
Earthquake index (US avg 100)	189
Homes occupied	96%
Bachelor's or higher	33%
Poverty rate	8.7%
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.