

Portland 97231

ZIP code · OR · Oregon > Multnomah County > Portland

STRONG BUYER'S MARKET

\$649K

MEDIAN SALE PRICE

-15.0%

1-YR CHANGE

43

SALES (12 MO)

\$813K

MEDIAN VALUE (AVM)

Market temperature

Strong buyer's market · 19 / 100



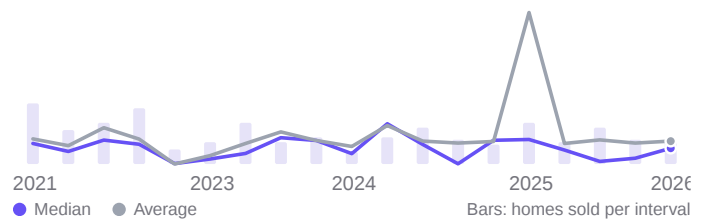
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

19 / 100

Sale prices

Median \$648K · Average \$748K

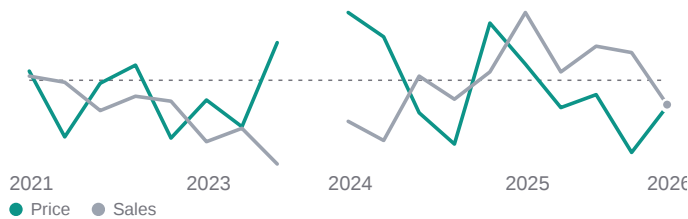


Growth (year over year)

Price -15.0% · Sales -14.0%

Price per square foot

\$300/ft²

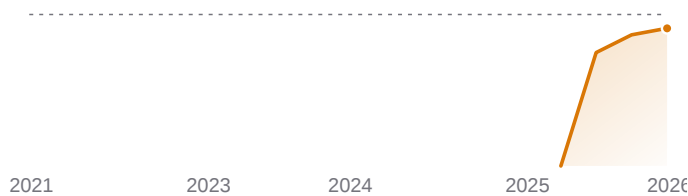


Sale premium vs estimated value

-0.3%

Annual turnover (share of homes sold)

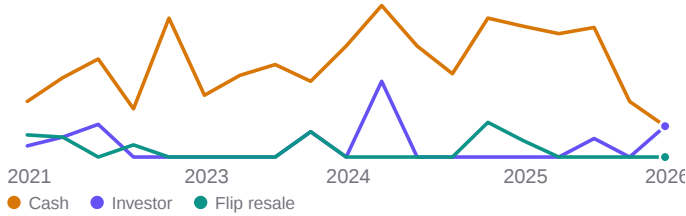
2.4%



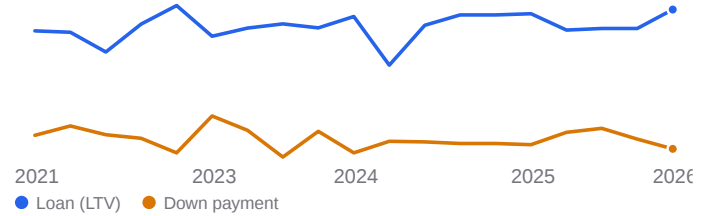
BUYERS & OUTCOMES

Buyer mix

Cash 11% · Investor 11% · Flip resale 0%

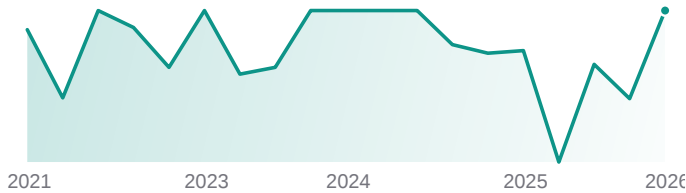


Financing (share of purchase price) Loan (LTV) 88% · Down payment 12%



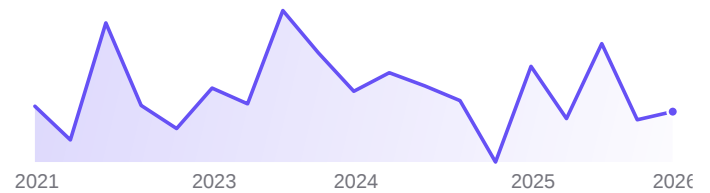
Sellers who sold at a gain

100%



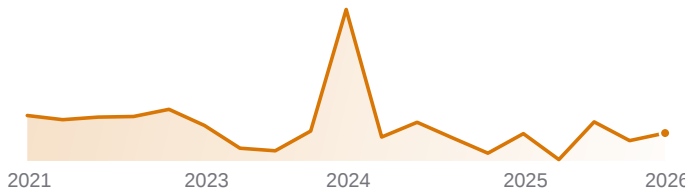
Typical hold before selling

7.1 yrs



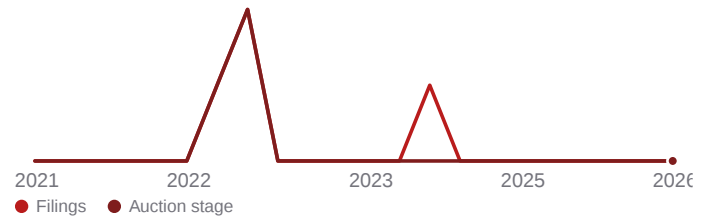
Median annualized return at resale

+4.5%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,762
Median value (AVM)	\$813K
Median size	2,198 ft²
Median bedrooms	3
Median year built	1977
Single family	90%
Condos	3.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	61%
Underwater (LTV 125% or more)	2.0%
Owner occupied	80%
Company owned	28%
Median loan-to-value	37%

Typical ownership tenure

13.7 yrs

COMMUNITY

Population	5,594
Density	81 / mi²
Median household income	\$127K
Average household income	\$146K
Crime index (US avg 100)	104
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	191
Homes occupied	91%
Bachelor's or higher	29%
Poverty rate	5.6%
Unemployment	1.3%
Average temp	53°F
Annual precip	45 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through April 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.