

# Portland 97239

ZIP code · OR · Oregon · Multnomah County · Portland

**SELLER'S MARKET**

**\$687K**

MEDIAN SALE PRICE

**+5.4%**

1-YR CHANGE

**285**

SALES (12 MO)

**\$650K**

MEDIAN VALUE (AVM)

Market temperature

**Seller's market · 64 / 100**

Buyer's market

Balanced

Seller's market

## MARKET TRENDS (5 YEARS)

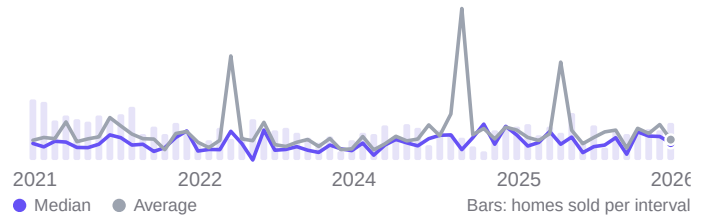
Market temperature (0–100)

**64 / 100**



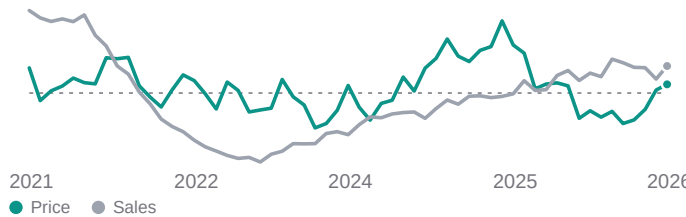
Sale prices

**Median \$625K · Average \$672K**



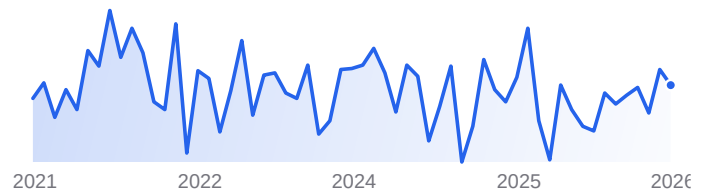
Growth (year over year)

**Price +5.4% · Sales +16.8%**



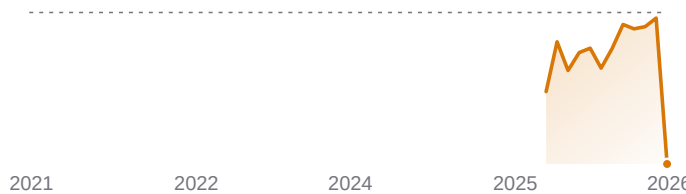
Price per square foot

**\$365/ft²**



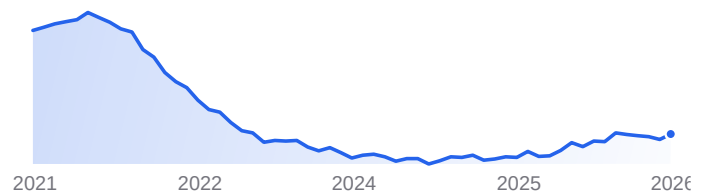
Sale premium vs estimated value

**-1.8%**



Annual turnover (share of homes sold)

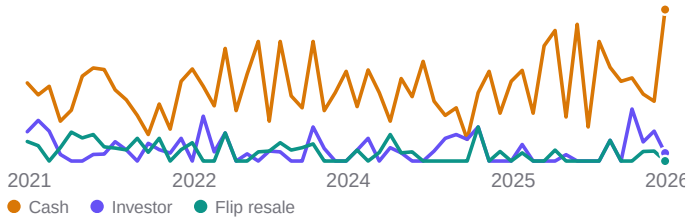
**5.1%**



## BUYERS & OUTCOMES

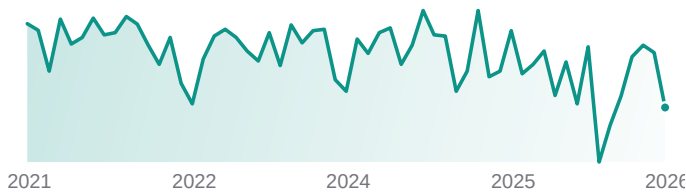
### Buyer mix

Cash 63% · Investor 3.3% · Flip resale 0%



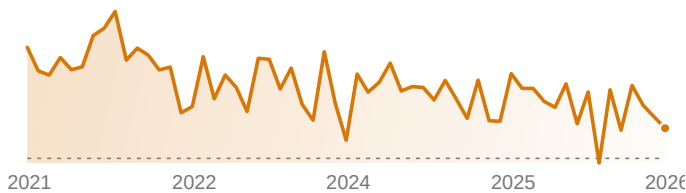
### Sellers who sold at a gain

60%

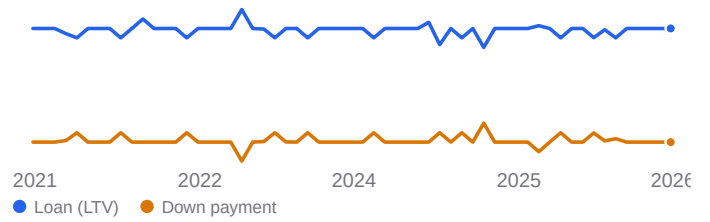


### Median annualized return at resale

+1.4%

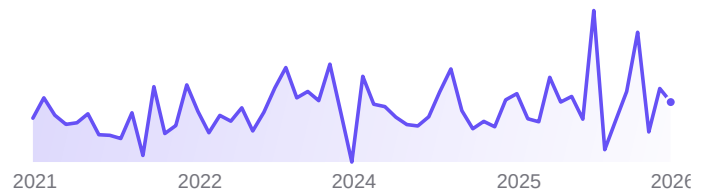


### Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



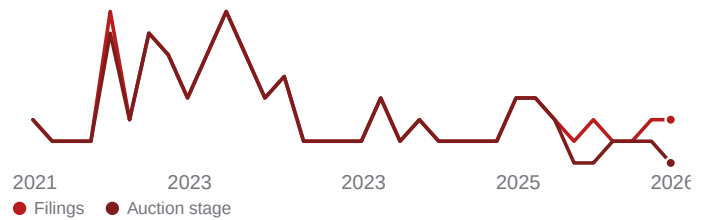
### Typical hold before selling

8.1 yrs



### Preforeclosure filings

Filings 2 · Auction stage 0



## HOUSING STOCK

|                    |           |
|--------------------|-----------|
| Homes              | 5,612     |
| Median value (AVM) | \$650K    |
| Median size        | 1,868 ft² |
| Median bedrooms    | 3         |
| Median year built  | 1971      |
| Single family      | 58%       |
| Condos             | 32%       |

## EQUITY & OWNERSHIP

|                               |      |
|-------------------------------|------|
| Equity rich (LTV 50% or less) | 53%  |
| Underwater (LTV 125% or more) | 1.4% |
| Owner occupied                | 70%  |
| Company owned                 | 31%  |
| Median loan-to-value          | 48%  |

Typical ownership tenure

**9.4 yrs**

## COMMUNITY

|                                  |                    |
|----------------------------------|--------------------|
| Population                       | <b>17,689</b>      |
| Density                          | <b>4,736 / mi²</b> |
| Median household income          | <b>\$112K</b>      |
| Average household income         | <b>\$140K</b>      |
| Crime index (US avg 100)         | <b>121</b>         |
| Air pollution index (US avg 100) | <b>103</b>         |
| Earthquake index (US avg 100)    | <b>188</b>         |
| Homes occupied                   | <b>92%</b>         |
| Bachelor's or higher             | <b>38%</b>         |
| Poverty rate                     | <b>8.1%</b>        |
| Unemployment                     | <b>1.2%</b>        |
| Average temp                     | <b>52°F</b>        |
| Annual precip                    | <b>45 in</b>       |
| Sunshine                         | <b>48%</b>         |

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.