

PART TWO

Housing Market Affordability

SECTION 1

Rental Housing Market and Affordability

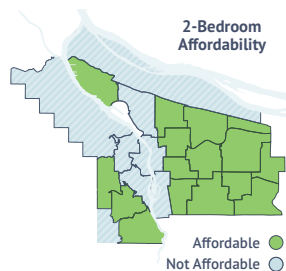
Guide to Rental Affordability Estimates

HOUSEHOLD PROFILE > RENTAL

Average Portland Household

Median Annual Income \$ 73,159
 Median Monthly Income \$ 6,097
 Maximum Monthly Housing Cost Considered Affordable \$ 1,829

On average, a **Portland** household could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Household Profile

A household type to show how rental affordability varies among different populations in Portland.

Household Data

Currently available data for each household type.

Data Source: ACS 2020 5-Year Estimates

Affordability Estimates

Average Q3 rent for 2021 and 2022, and estimates of the affordability of multifamily rental units for each neighborhood by unit type. Affordability was determined according to whether or not the average rent for a type of unit in a neighborhood exceeded 30% of the median income for the given household type (not including utilities).

Data Source: ACS 2020 5-Year Estimates

Change in Rental Price 2021 to 2022

In 2022, the average overall asking rent increased by 3.7 percent from the previous year. 2022's average rent was \$1,614 per month, which is \$58 higher than 2021. This is a smaller increase than from 2020 to 2021, when the average rent increased by 6.1 percent (or \$89). All unit types increased in average rent. However, the increase was greatest for 3-bedroom units. Rents for studio, 1-bedroom, and 2-bedroom units increased on average by 4.4 percent, 3.7 percent and 3.6 percent respectively. Rents for 3-bedroom units increased on average by 7 percent.

On average, the vacancy rate has decreased from 6.4 percent in 2021 to 6 percent in 2022. The vacancy rate was higher for studios (6 percent) and 1-bedroom units (6.4 percent) than 2- and 3-bedroom units (5.4 and 5.3 percent).

All neighborhoods saw increases in average rents except for the Forest Park-Northwest Hills which saw a slight decrease in 2022 by 0.5 percent. The following neighborhoods saw the smallest increases in average rents (3 percent or less): Central City, Interstate Corridor, and West Portland. By contrast, Pleasant Valley experienced the largest rent increase with an increase above 10 percent. On average, rents for 3-bedroom units increased the most (more than 10 percent) in Central City, Gateway, Hollywood, Interstate Corridor, Northwest, Sellwood-Moreland-Brooklyn and South Portland-Marquam. Hillsdale-Multnomah-Barbur, Raleigh Hills, and West Portland saw slight decreases in rents for 3-bedroom units.

Portland Rental Affordability: Change in Average Neighborhood Rent by Unit Type, 2022

Neighborhood	Studio	+/- %	1-BR	+/- %	2-BR	+/- %	3-BR	+/- %	Overall	+/- %
122nd	\$823	2%	\$948	2%	\$1,121	4%	\$1,391	2%	\$1,076	3%
Belmont	\$1,266	2%	\$1,466	8%	\$1,642	5%	\$1,518	2%	\$1,441	5%
Centennial	\$1,003	8%	\$1,028	4%	\$1,146	6%	\$1,458	5%	\$1,125	6%
Central City	\$1,305	5%	\$1,642	1%	\$2,510	0%	\$3,714	7%	\$1,750	1%
Forest Park	no data	no data	\$1,756	3%	\$2,094	-1%	no data	no data	\$2,013	0%
Gateway	\$1,048	21%	\$1,125	9%	\$1,247	5%	\$1,482	6%	\$1,217	7%
Hayden Island	\$1,479	-5%	\$1,631	5%	\$2,294	6%	no data	no data	\$1,918	5%
Hillsdale	\$1,429	11%	\$1,210	5%	\$1,401	4%	\$1,814	-1%	\$1,364	4%
Hollywood	\$1,255	7%	\$1,413	3%	\$1,787	1%	\$2,191	16%	\$1,462	3%
Interstate	\$1,297	-1%	\$1,546	3%	\$2,006	2%	\$1,973	19%	\$1,559	1%
Lents	\$1,127	10%	\$1,182	2%	\$1,353	9%	\$1,791	1%	\$1,348	6%
MLK-Alberta	\$1,249	6%	\$1,352	5%	\$1,779	4%	\$1,728	4%	\$1,428	4%
Montavilla	\$1,402	1%	\$1,184	6%	\$1,328	5%	\$1,547	5%	\$1,295	6%
Northwest	\$1,248	4%	\$1,716	3%	\$2,739	3%	\$3,944	26%	\$1,754	4%
Parkrose	\$1,134	1%	\$1,260	9%	\$1,619	9%	\$1,700	6%	\$1,482	8%
Pleasant Valley	no data	no data	\$1,143	15%	\$1,560	21%	\$1,489	6%	\$1,503	17%
Raleigh Hills	\$1,295	5%	\$1,444	9%	\$1,366	2%	\$1,946	-3%	\$1,458	5%
Roseway-Cully	\$1,231	2%	\$1,060	1%	\$1,397	7%	\$1,566	1%	\$1,265	4%
Sellwood	\$1,341	7%	\$1,377	4%	\$1,601	6%	\$2,136	14%	\$1,433	5%
South Portland	\$1,354	6%	\$1,708	7%	\$2,411	7%	\$2,261	21%	\$1,816	6%
St. Johns	\$1,191	1%	\$1,263	5%	\$1,359	3%	\$1,506	1%	\$1,314	3%
Tryon Creek	no data	no data	\$1,130	1%	\$1,362	6%	no data	no data	\$1,298	5%
West Portland	\$939	4%	\$1,388	5%	\$1,843	3%	\$1,897	-8%	\$1,682	3%
Woodstock	\$1,116	0%	\$1,210	5%	\$1,473	4%	\$1,451	1%	\$1,333	4%
Portland Citywide	\$1,294	4%	\$1,552	4%	\$1,904	4%	\$2,122	7%	\$1,614	4%

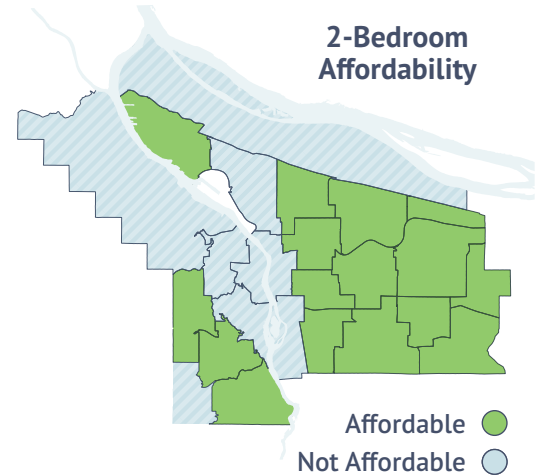
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Portland Household

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 Median Monthly Income \$ 6,097
 Maximum Monthly Housing Cost Considered Affordable \$ 1,829

On average, a **Portland** household could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

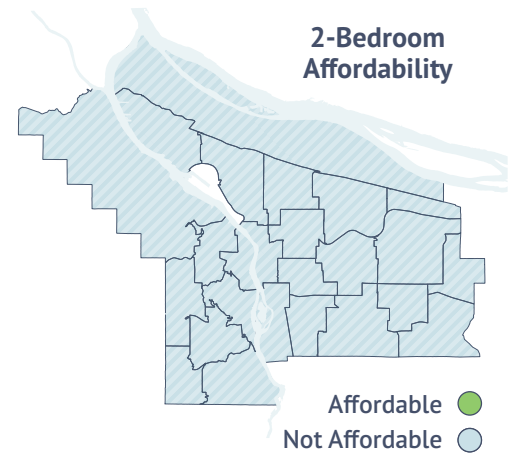
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Belmont	\$1,266	\$1,466	\$1,642	\$1,518	\$1,441
Centennial	\$1,003	\$1,028	\$1,146	\$1,458	\$1,125
Central City	\$1,305	\$1,642	\$2,510	\$3,714	\$1,750
Forest Park	no data	\$1,756	\$2,094	no data	\$2,013
Gateway	\$1,048	\$1,125	\$1,247	\$1,482	\$1,217
Hayden Island	\$1,479	\$1,631	\$2,294	no data	\$1,918
Hillsdale	\$1,429	\$1,210	\$1,401	\$1,814	\$1,364
Hollywood	\$1,255	\$1,413	\$1,787	\$2,191	\$1,462
Interstate	\$1,297	\$1,546	\$2,006	\$1,973	\$1,559
Lents	\$1,127	\$1,182	\$1,353	\$1,791	\$1,348
MLK-Alberta	\$1,249	\$1,352	\$1,779	\$1,728	\$1,428
Montavilla	\$1,402	\$1,184	\$1,328	\$1,547	\$1,295
Northwest	\$1,248	\$1,716	\$2,739	\$3,944	\$1,754
Parkrose	\$1,134	\$1,260	\$1,619	\$1,700	\$1,482
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South Portland	\$1,354	\$1,708	\$2,411	\$2,261	\$1,816
St. Johns	\$1,191	\$1,263	\$1,359	\$1,506	\$1,314
Tryon Creek	no data	\$1,130	\$1,362	no data	\$1,298
West Portland	\$939	\$1,388	\$1,843	\$1,897	\$1,682
Woodstock	\$1,116	\$1,210	\$1,473	\$1,451	\$1,333
Portland Citywide	\$1,294	\$1,552	\$1,904	\$2,122	\$1,614

Source: CoStar Multifamily Residential Market Data, November 2022

3 Person Extremely Low Income (30% AMI)

Median Annual Income \$ 28,770
 Median Monthly Income \$ 2,398
 Maximum Monthly Housing Cost Considered Affordable \$ 719

On average, a **3-person extremely low-income** household could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
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Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
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Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
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MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
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Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
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Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

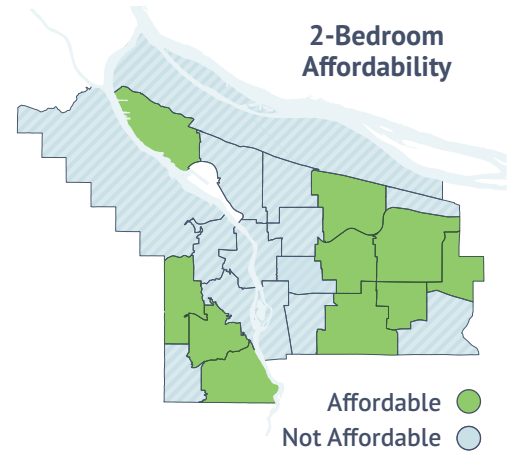
3 Person Low Income (60% AMI)

Median Annual Income \$ 57,540

Median Monthly Income \$ 4,795

Maximum Monthly Housing Cost Considered Affordable \$ 1,439

On average, a **3-person low-income** household could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

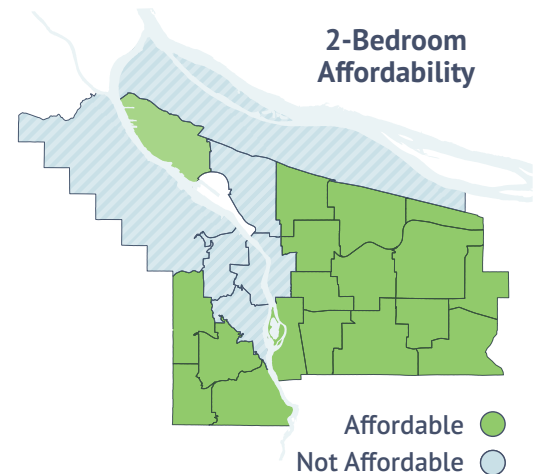
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Source: CoStar Multifamily Residential Market Data, November 2022

3 Person Moderate Income (80%AMI)

Median Annual Income \$ 76,720
 Median Monthly Income \$ 6,393
 Maximum Monthly Housing Cost Considered Affordable \$ 1,918

On average, a **3-person moderate-income** household could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



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Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

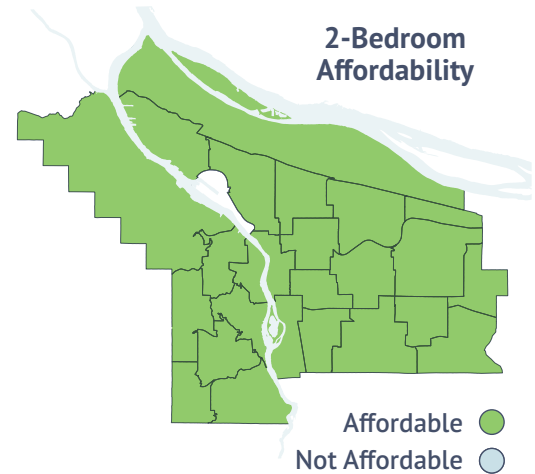
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Couple with Family

Median Annual Income \$128,399
 Median Monthly Income \$ 10,700
 Maximum Monthly Housing Cost Considered Affordable \$ 3,210

On average, a **couple with family** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

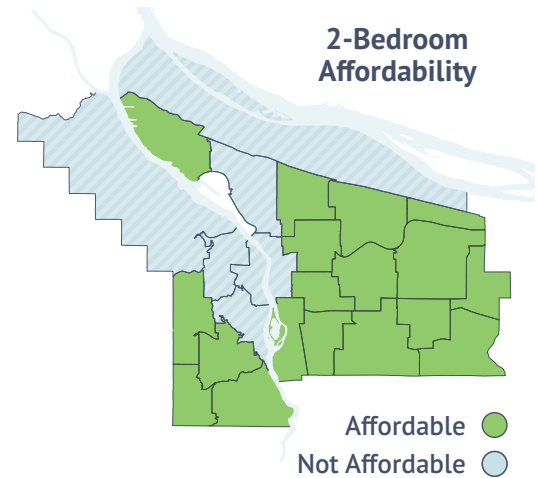
Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Average White Household

Median Annual Income \$ 77,765
 Median Monthly Income \$ 6,480
 Maximum Monthly Housing Cost Considered Affordable \$ 1,944

On average, a **white** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

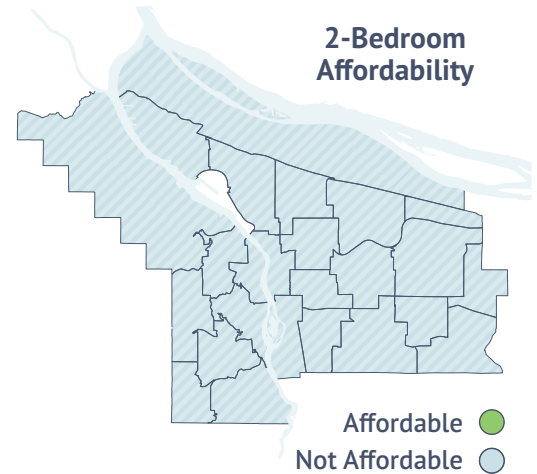
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Black Household

Median Annual Income \$ 36,101
 Median Monthly Income \$ 3,008
 Maximum Monthly Housing Cost Considered Affordable \$ 903

On average, a **Black** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

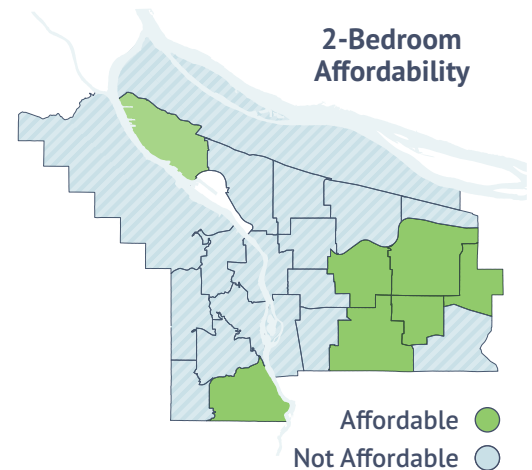
Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Average Latinx Household

Median Annual Income \$ 54,529
 Median Monthly Income \$ 4,544
 Maximum Monthly Housing Cost Considered Affordable \$ 1,363

On average, a **Latinx** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

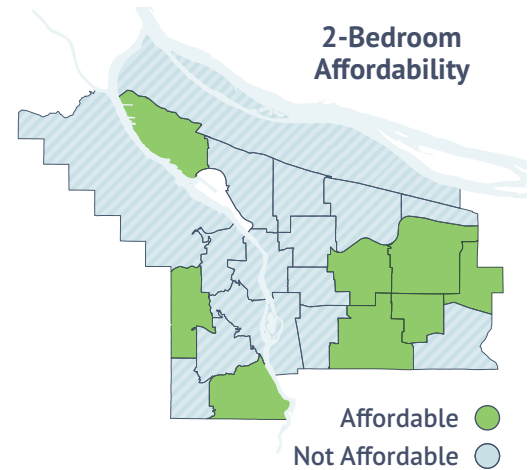
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Native American Household

Median Annual Income \$ 55,172
 Median Monthly Income \$ 4,598
 Maximum Monthly Housing Cost Considered Affordable \$ 1,379

On average, a **Native American** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

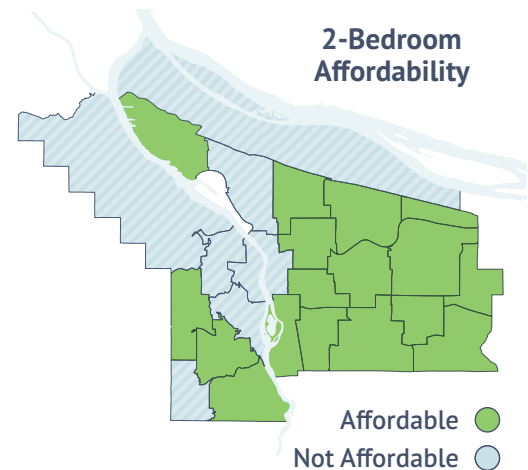
Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Average Asian Household

Median Annual Income \$ 71,891
 Median Monthly Income \$ 5,911
 Maximum Monthly Housing Cost Considered Affordable \$ 1,797

On average, an **Asian** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

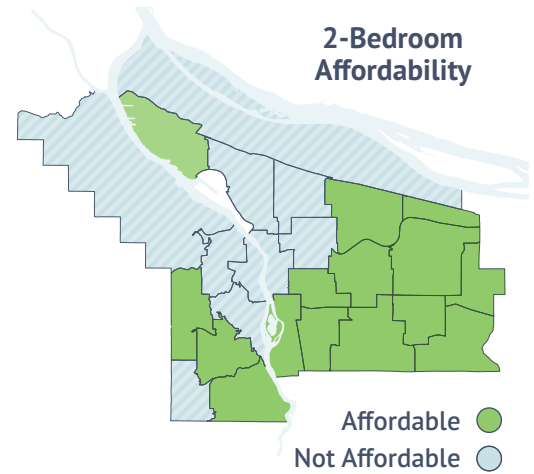
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Pacific Islander Household

Median Annual Income \$ 69,420
 Median Monthly Income \$ 5,785
 Maximum Monthly Housing Cost Considered Affordable \$ 1,736

On average, a **Pacific Islander** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

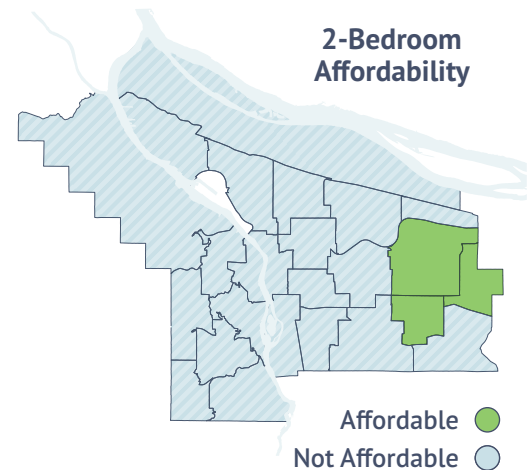
Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Average Senior Household

Median Annual Income \$ 52,689
 Median Monthly Income \$ 4,391
 Maximum Monthly Housing Cost Considered Affordable \$ 1,317

On average, a **senior** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

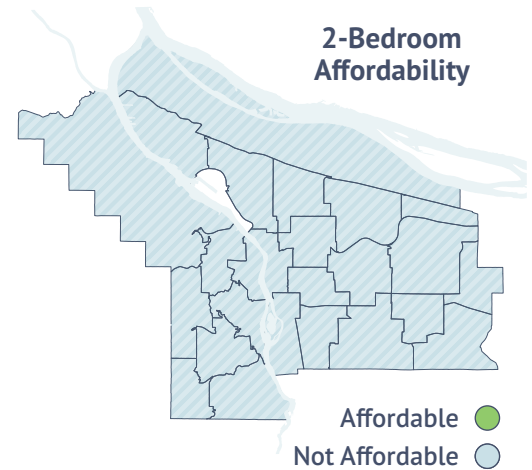
Source: CoStar Multifamily Residential Market Data, November 2022

HOUSEHOLD PROFILE > RENTAL

Average Single Mother Household

Median Annual Income \$ 36,388
 Median Monthly Income \$ 3,032
 Maximum Monthly Housing Cost Considered Affordable \$ 910

On average, a **single** mother household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.



Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

Average Foreign-Born Household

Median Annual Income \$ 60,432
 Median Monthly Income \$ 5,036
 Maximum Monthly Housing Cost Considered Affordable \$ 1,511

On average, a **foreign-born** household in Portland could afford a rental unit in **green** without becoming cost burdened and spending more than 30% of their monthly income on rent, not including utilities. Those in **red** would be considered not affordable.

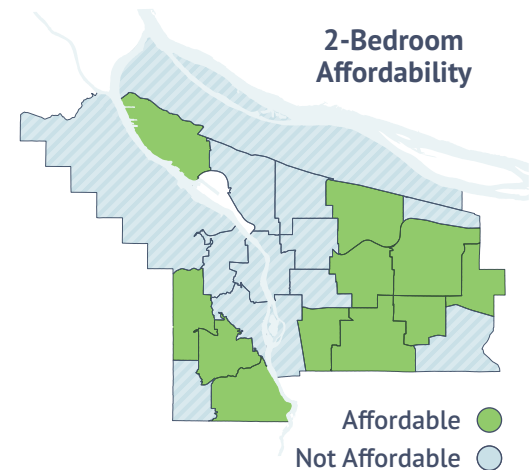


Table 1-1 Portland Rental Affordability: Average Neighborhood Rent by Unit Type

Neighborhood	Studio 2022	Studio 2021	1-BR 2022	1-BR 2021	2-BR 2022	2-BR 2021	3-BR 2022	3-BR 2021	Overall 2022	Overall 2021
122nd	\$823	\$810	\$948	\$926	\$1,121	\$1,078	\$1,391	\$1,364	\$1,076	\$1,044
Belmont	\$1,266	\$1,237	\$1,466	\$1,357	\$1,642	\$1,558	\$1,518	\$1,490	\$1,441	\$1,368
Centennial	\$1,003	\$929	\$1,028	\$985	\$1,146	\$1,077	\$1,458	\$1,394	\$1,125	\$1,060
Central City	\$1,305	\$1,238	\$1,642	\$1,625	\$2,510	\$2,498	\$3,714	\$3,483	\$1,750	\$1,737
Forest Park	no data	no data	\$1,756	\$1,708	\$2,094	\$2,121	no data	no data	\$2,013	\$2,023
Gateway	\$1,048	\$863	\$1,125	\$1,029	\$1,247	\$1,186	\$1,482	\$1,396	\$1,217	\$1,141
Hayden Island	\$1,479	\$1,551	\$1,631	\$1,553	\$2,294	\$2,159	no data	no data	\$1,918	\$1,832
Hillsdale	\$1,429	\$1,292	\$1,210	\$1,154	\$1,401	\$1,341	\$1,814	\$1,832	\$1,364	\$1,313
Hollywood	\$1,255	\$1,175	\$1,413	\$1,370	\$1,787	\$1,769	\$2,191	\$1,891	\$1,462	\$1,415
Interstate	\$1,297	\$1,310	\$1,546	\$1,495	\$2,006	\$1,970	\$1,973	\$1,658	\$1,559	\$1,539
Lents	\$1,127	\$1,028	\$1,182	\$1,160	\$1,353	\$1,236	\$1,791	\$1,765	\$1,348	\$1,267
MLK-Alberta	\$1,249	\$1,183	\$1,352	\$1,284	\$1,779	\$1,705	\$1,728	\$1,667	\$1,428	\$1,368
Montavilla	\$1,402	\$1,390	\$1,184	\$1,113	\$1,328	\$1,265	\$1,547	\$1,477	\$1,295	\$1,225
Northwest	\$1,248	\$1,195	\$1,716	\$1,663	\$2,739	\$2,650	\$3,944	\$3,119	\$1,754	\$1,681
Parkrose	\$1,134	\$1,121	\$1,260	\$1,159	\$1,619	\$1,487	\$1,700	\$1,610	\$1,482	\$1,375
Pleasant Valley	no data	no data	\$1,143	\$993	\$1,560	\$1,290	\$1,489	\$1,405	\$1,503	\$1,290
Raleigh Hills	\$1,295	\$1,230	\$1,444	\$1,325	\$1,366	\$1,333	\$1,946	\$2,010	\$1,458	\$1,383
Roseway-Cully	\$1,231	\$1,211	\$1,060	\$1,050	\$1,397	\$1,302	\$1,566	\$1,550	\$1,265	\$1,213
Sellwood	\$1,341	\$1,255	\$1,377	\$1,321	\$1,601	\$1,517	\$2,136	\$1,881	\$1,433	\$1,362
South Portland	\$1,354	\$1,273	\$1,708	\$1,601	\$2,411	\$2,262	\$2,261	\$1,864	\$1,816	\$1,706
St. Johns	\$1,191	\$1,175	\$1,263	\$1,204	\$1,359	\$1,324	\$1,506	\$1,486	\$1,314	\$1,275
Tryon Creek	no data	no data	\$1,130	\$1,123	\$1,362	\$1,284	no data	no data	\$1,298	\$1,239
West Portland	\$939	\$900	\$1,388	\$1,317	\$1,843	\$1,789	\$1,897	\$2,055	\$1,682	\$1,639
Woodstock	\$1,116	\$1,116	\$1,210	\$1,148	\$1,473	\$1,417	\$1,451	\$1,439	\$1,333	\$1,282
Portland Citywide	\$1,294	\$1,240	\$1,552	\$1,496	\$1,904	\$1,838	\$2,122	\$1,975	\$1,614	\$1,556

Source: CoStar Multifamily Residential Market Data, November 2022

SECTION 2

Homeownership Market and Affordability

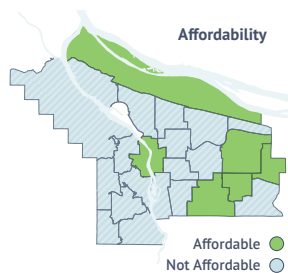
Guide to Homeownership Affordability Estimates

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Portland Household

Median Annual Income \$ 73,159
 Median Monthly Income \$ 6,097
 Maximum Monthly Housing Cost Considered Affordable \$ 1,829

On average, a **Portland** household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	Yes
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

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Household Profile

A household type to show how homeownership affordability varies among different populations in Portland.

Household Data

Currently available data for each household type.

Data Source: ACS 2020 5-Year Estimates

Affordability Estimates

Median home sales price and estimates of homeownership affordability by neighborhood. Monthly cost estimates include mortgage and insurance costs only. Affordability was determined according to whether or not the homeownership cost exceeded 30 percent of the median income for the given household type, not including taxes or utilities).

Data Source: ACS 2020 5-Year Income Estimates, PHB, and RMLS 2021

Change in Home Sales Price 2016 to 2021

In 2021, the median home sales price in Portland exceeded \$400,000 in 21 of 24 neighborhoods, compared to approximately 30 percent of neighborhoods in 2016 (when measured in 2021 dollars). A homebuyer looking for a home below \$400,000 would have found only three neighborhoods: 122nd-Division, Centennial-Glenfair-Wilkes, and Hayden Island-Bridgeton.

Between 2016 and 2021, the median home sales prices citywide increased 17 percent or over \$77,900 to reach \$525,000 in 2021. Four neighborhoods in East Portland — 122nd-Division, Centennial-Glenfair-Wilkes, Gateway, and Parkrose-Argay — showed the most significant increases in median home sales price (close to 30 percent or more).

Increases in home prices and rents in many East Portland neighborhoods over the last five years may signal a growing risk of displacement and housing instability. The Central City and Northwest were the only neighborhoods where the median sales price decreased from 2016 to 2021. The decrease in home prices in the Central City was 17% and 7% in Northwest.

Portland Homeownership Affordability: Change in Median Home Sales Price, 2016-2021

Neighborhood	2016 Median Home Sales Price**	2021 Median Home Sales Price	% Change (2016-2021)
122nd-Division	\$290,647	\$380,000	31%
Belmont-Hawthorne-Division	\$592,438	\$620,000	5%
Centennial-Glenfair-Wilkes	\$290,940	\$388,000	33%
Central City	\$503,279	\$417,250	-17%
Forest Park-Northwest Hills	\$762,544	\$875,000	15%
Gateway	\$318,744	\$412,000	29%
Hayden Island-Bridgeton	\$331,413	\$359,000	8%
Hillsdale-Multnomah-Barbur	\$507,972	\$585,000	15%
Hollywood	\$733,216	\$768,500	5%
Interstate Corridor	\$492,721	\$540,000	10%
Lents-Foster	\$350,770	\$425,000	21%
MLK-Alberta	\$581,880	\$630,000	8%
Montavilla	\$450,429	\$521,000	16%
Northwest	\$686,290	\$640,000	-7%
Parkrose-Argay	\$335,520	\$440,000	31%
Pleasant Valley	\$367,137	\$444,000	21%
Raleigh Hills	\$645,230	\$755,907	17%
Roseway-Cully	\$428,198	\$486,750	14%
Sellwood-Moreland-Brooklyn	\$568,975	\$625,000	10%
South Portland-Marquam Hill	\$551,378	\$617,080	12%
St. Johns	\$387,138	\$475,000	23%
Tryon Creek-Riverdale	\$637,018	\$730,000	15%
West Portland	\$498,587	\$549,900	10%
Woodstock	\$566,043	\$590,000	4%
Portland City-wide	\$447,095	\$525,000	17%

Source: RMLS 2021

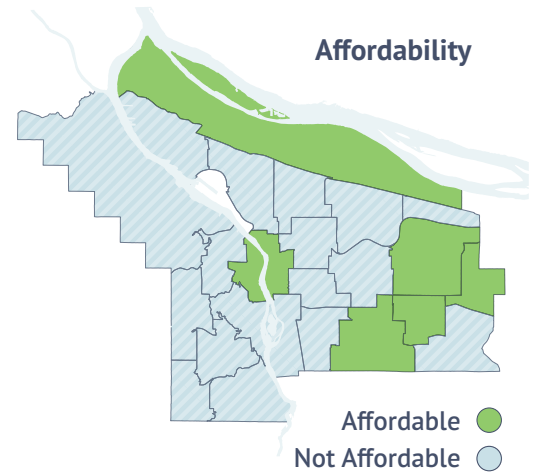
**In 2021\$

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Portland Household

Median Annual Income \$ 73,159
 Median Monthly Income \$ 6,097
 Maximum Monthly Housing Cost Considered Affordable \$ 1,829

On average, a **Portland** household could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	Yes
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

3 Person Extremely Low Income (30% AMI)

Median Annual Income \$ 28,770
 Median Monthly Income \$ 2,398
 Maximum Monthly Housing Cost Considered Affordable \$ 719

On average, a **3-person extremely low-income** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

3 Person Low Income (60% AMI)

Median Annual Income \$ 57,540
 Median Monthly Income \$ 4,795
 Maximum Monthly Housing Cost Considered Affordable \$ 1,439

On average, a **3-person low-income** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

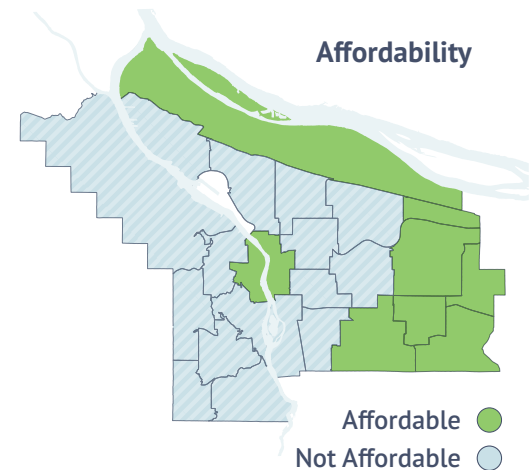
Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

3 Person Moderate Income (80% AMI)

Median Annual Income \$ 76,720
 Median Monthly Income \$ 6,393
 Maximum Monthly Housing Cost Considered Affordable \$ 1,918

On average, a **3-person moderate-income** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	Yes
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	Yes
Pleasant Valley	\$444,000	\$1,894	Yes
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

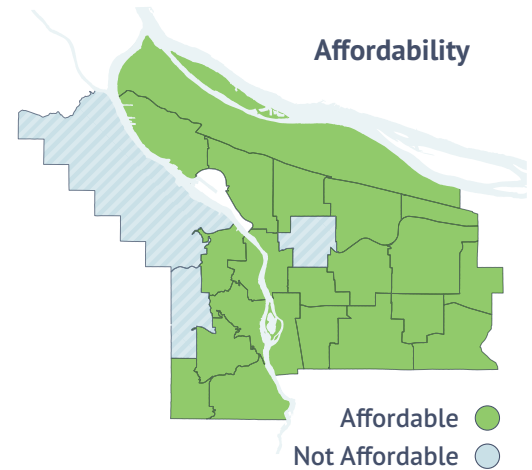
Average Couple with Family

Median Annual Income \$128,399

Median Monthly Income \$ 10,700

Maximum Monthly Housing Cost Considered Affordable \$ 3,210

On average, a **couple with family** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

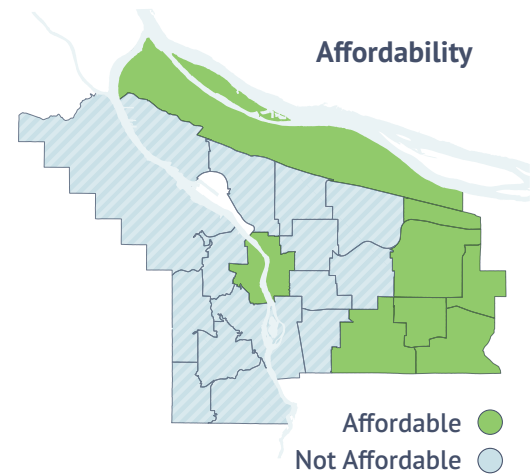
Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	Yes
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	Yes
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	Yes
Lents-Foster	\$425,000	\$1,813	Yes
MLK-Alberta	\$630,000	\$2,688	Yes
Montavilla	\$521,000	\$2,223	Yes
Northwest	\$640,000	\$2,730	Yes
Parkrose-Argay	\$440,000	\$1,877	Yes
Pleasant Valley	\$444,000	\$1,894	Yes
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	Yes
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	Yes
South Portland-Marquam Hill	\$617,080	\$2,362	Yes
St. Johns	\$475,000	\$2,026	Yes
Tryon Creek-Riverdale	\$730,000	\$3,114	Yes
West Portland	\$549,900	\$2,346	Yes
Woodstock	\$590,000	\$2,517	Yes
Portland	\$525,000	\$2,240	Yes

Source: RMLS 2021

Average White Household

Median Annual Income \$ 77,765
 Median Monthly Income \$ 6,480
 Maximum Monthly Housing Cost Considered Affordable \$ 1,944

On average, a **White** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	Yes
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	Yes
Pleasant Valley	\$444,000	\$1,894	Yes
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Black Household

Median Annual Income \$ 36,101
 Median Monthly Income \$ 3,008
 Maximum Monthly Housing Cost Considered Affordable \$ 903

On average, a **Black** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

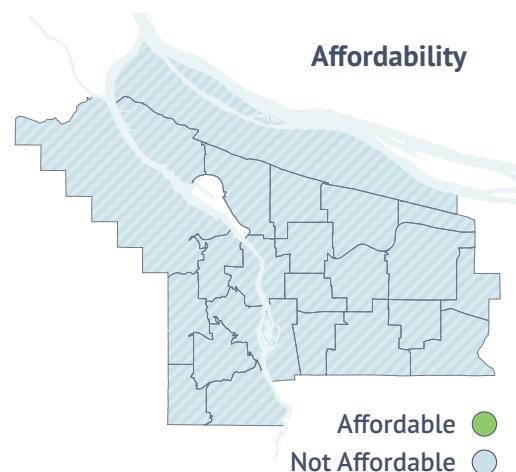
Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

Average Latinx Household

Median Annual Income \$ 54,529
 Median Monthly Income \$ 4,544
 Maximum Monthly Housing Cost Considered Affordable \$ 1,363

On average, a **Latinx** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Native American Household

Median Annual Income \$ 55,172
 Median Monthly Income \$ 4,598
 Maximum Monthly Housing Cost Considered Affordable \$ 1,379

On average, a **Native American** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

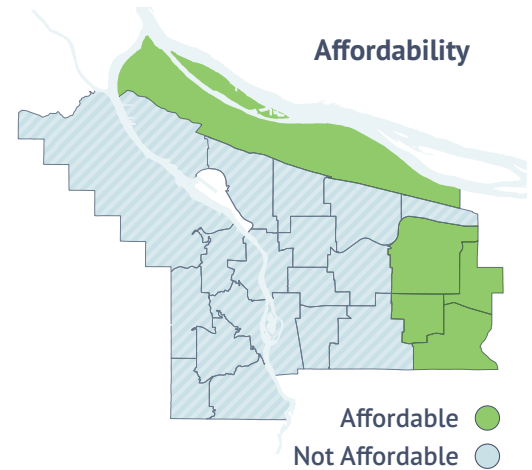
Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

Average Asian Household

Median Annual Income \$ 71,891
 Median Monthly Income \$ 5,991
 Maximum Monthly Housing Cost Considered Affordable \$ 1,797

On average, an **Asian** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	Yes
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	Yes
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Pacific Islander Household

Median Annual Income \$ 69,420
 Median Monthly Income \$ 5,785
 Maximum Monthly Housing Cost Considered Affordable \$ 1,736

On average, a **Pacific Islander** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

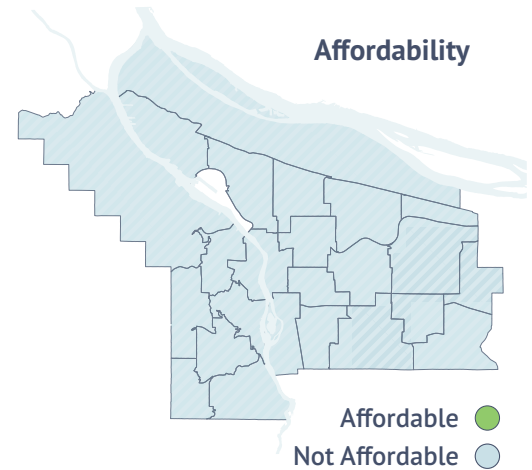
Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	Yes
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	Yes
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	Yes
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

Average Senior Household

Median Annual Income \$ 52,689
 Median Monthly Income \$ 4,391
 Maximum Monthly Housing Cost Considered Affordable \$ 1,317

On average, a **senior** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
Hollywood	\$768,500	\$3,278	No
Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
MLK-Alberta	\$630,000	\$2,688	No
Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

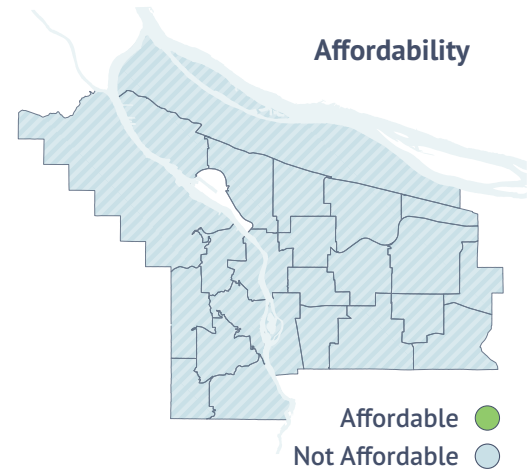
Source: RMLS 2021

HOUSEHOLD PROFILE > HOMEOWNERSHIP

Average Single Mother Household

Median Annual Income \$ 36,388
 Median Monthly Income \$ 3,032
 Maximum Monthly Housing Cost Considered Affordable \$ 910

On average, a **single mother** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
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Lents-Foster	\$425,000	\$1,813	No
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Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

Average Foreign Born Household

Median Annual Income \$ 60,432
 Median Monthly Income \$ 5,036
 Maximum Monthly Housing Cost Considered Affordable \$ 1,511

On average, a **foreign-born** household in Portland could afford to purchase a home without becoming cost burdened and spending more than 30% of their monthly income on housing, not including taxes, insurance, or utilities, as indicated below.



Portland Homeownership Affordability by Neighborhood

Neighborhood	2021 Median Sales Price (Residential Units)	Monthly Homeownership Costs (Principal and Interests Only)	Affordable (Based on Debt-to-Income Ratio)
122nd-Division	\$380,000	\$1,621	No
Belmont-Hawthorne-Division	\$620,000	\$2,645	No
Centennial-Glenfair-Wilkes	\$388,000	\$1,655	No
Central City	\$417,250	\$1,780	No
Forest Park-Northwest Hills	\$875,000	\$3,733	No
Gateway	\$412,000	\$1,758	No
Hayden Island-Bridgeton	\$359,000	\$1,531	No
Hillsdale-Multnomah-Barbur	\$585,000	\$2,496	No
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Interstate Corridor	\$540,000	\$2,304	No
Lents-Foster	\$425,000	\$1,813	No
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Montavilla	\$521,000	\$2,223	No
Northwest	\$640,000	\$2,730	No
Parkrose-Argay	\$440,000	\$1,877	No
Pleasant Valley	\$444,000	\$1,894	No
Raleigh Hills	\$755,907	\$3,225	No
Roseway-Cully	\$486,750	\$2,076	No
Sellwood-Moreland-Brooklyn	\$625,000	\$2,666	No
South Portland-Marquam Hill	\$617,080	\$2,362	No
St. Johns	\$475,000	\$2,026	No
Tryon Creek-Riverdale	\$730,000	\$3,114	No
West Portland	\$549,900	\$2,346	No
Woodstock	\$590,000	\$2,517	No
Portland	\$525,000	\$2,240	No

Source: RMLS 2021

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