

**Portland Monthly  
Neighborhoods by the Numbers 2012:  
Annual Real Estate Guide (April 2012)**

	Real Estate													Schools			People					Crime					Parks				Commute					
	Average Price	Median Price	Days on Market (Avg.)	# Homes Sold	1-year Median Price Change (%)	5-year Median Price Change (%)	Condo Sales (%)	Distressed Property Sales (%)	Bank Owned (%)	Short Sales (%)	For Rent (Vacant)	For Sale (Vacant)	Elementary Schools	Middle Schools	High Schools	Population	Pop. Density (people per acre)	Median Age	Median Household Income (\$)	Home Ownership Rate	Non-White	Violent Crimes	Burglary	Larceny	Theft from Vehicle	Vehicle Thefts	Part 1 crimes	Crimes per 1,000 Residents	Parks (% of Neighborhood)	Parks and Open Spaces (Acres)	Minutes By Car to Downtown	# Bus Lines	MAX/Streetcar Service	# Frequent Transit Routes	Miles of Bike Lanes	Walkability Score
Alameda	524,038	490,000	52	73	-1	-6	1	11	4	7	7	18	O/S	O	I	5,214	13	43	88,136	88%	11%	2	18	24	71	9	124	24	0	0	13	3	0	1	3	63
Arbor Lodge	257,424	245,000	54	94	-3	-15	0	14	7	6	26	22	O/S	S	I	6,153	11	37	47,472	66%	24%	35	42	158	95	32	362	59	2	12	12	6	2	4	9	71
Ardenwald/Johnson Creek	233,380	295,000	40	5	23	-1	0	20	20	0	28	16	O/S	S	O/S	4,748	6	40	59,982	57%	14%	0	2	4	11	0	17	4	4	10	18	5	0	2	3	48
Argay	195,952	203,000	91	55	-15	-32	9	18	9	9	109	16	S	S	I	6,006	5	41	48,878	53%	47%	37	59	114	92	52	354	59	3	41	24	5	0	1	5	30
Arlington Heights	637,192	650,000	63	13	2	-15	0	8	0	8	1	6	O	O	O	718	1	44	69,461	86%	13%	0	3	4	27	1	35	49	62	323	8	5	1	1	8	20
Arnold Creek	399,561	399,500	117	46	1	-19	0	28	15	13	3	16	O/S	O/S	O	3,125	4	48	101,458	89%	12%	2	6	5	5	0	18	6	3	20	20	1	0	0	6	19
Ashcreek	272,165	257,500	78	63	-11	-24	0	25	14	11	53	25	O/S	S	O/S	5,719	8	42	69,338	66%	17%	4	7	5	19	2	37	6	1	6	18	8	0	1	6	25
Beaumont-Wilshire	394,091	356,556	68	93	-2	-10	0	10	2	8	13	22	O/S	O	I	5,346	11	42	70,267	82%	13%	6	26	30	73	6	141	26	3	14	13	3	0	1	6	67
Boise	276,479	273,050	47	32	-9	-7	6	16	16	0	40	39	S	S	I	3,311	12	32	30,444	38%	39%	15	44	64	60	15	198	60	2	4	9	7	0	3	3	69
Brentwood/Darlington	136,650	132,000	86	166	-20	-40	0	46	33	13	86	103	O/S	O/S	O	12,994	12	35	40,255	63%	33%	51	100	112	85	32	380	29	4	39	22	4	0	2	8	52
Bridgeton	132,838	114,000	178	15	-40	-58	0	53	47	7	16	5	S	S	I	725	6	46	52,008	58%	18%	4	3	9	19	7	42	58	0	0	16	2	0	1	3	30
Bridlemile	410,351	395,000	54	46	2	-21	0	9	9	0	48	21	O	O/S	O	5,481	6	46	60,728	64%	13%	1	12	14	36	4	67	12	5	34	13	5	0	2	4	28
Brooklyn	247,133	256,500	76	27	-8	-16	0	15	11	4	80	15	O/S	S	O/S	3,485	5	34	38,754	33%	17%	16	35	47	65	21	184	53	4	42	10	10	0	2	7	36
Buckman	325,514	310,000	70	41	-3	-10	15	22	17	5	122	18	O	O/S	O/S	8,472	12	32	29,237	15%	16%	66	80	246	323	49	764	90	2	13	4	13	0	6	13	75
Cathedral Park	190,915	185,000	76	58	-10	-20	22	33	29	3	24	21	O/S	S	O	3,349	6	37	32,472	54%	21%	23	20	115	70	21	249	74	3	20	18	4	0	1	4	38
Centennial	131,675	132,825	92	235	-14	-40	12	59	44	15	194	151	S/I	S	S/I	23,662	12	34	42,911	57%	35%	165	186	351	299	147	1,148	49	3	71	28	3	0	2	14	49
Collins View	301,452	239,000	110	25	-20	-34	0	20	16	4	6	12	O	S	O	3,036	7	30	79,567	71%	16%	6	13	63	15	3	100	33	0	2	15	4	0	0	4	21
Concordia	272,024	268,000	58	117	-6	-21	3	25	13	12	49	24	O/S	O	I	9,550	11	35	50,549	68%	31%	28	41	102	82	32	285	30	3	29	15	4	0	3	11	67
Creston-Kenilworth	217,536	220,000	75	57	-19	-19	12	21	18	4	90	23	O/S	S	O/S	8,227	16	34	37,201	35%	27%	26	63	161	90	38	378	46	4	22	13	7	0	3	8	74
Crestwood	249,793	255,125	49	20	-4	-19	0	10	10	0	2	2	O/S	S	O	1,047	5	40	67,898	77%	13%	0	6	4	5	1	16	15	24	52	17	5	0	0	2	25
Cully	187,987	188,000	73	108	-4	-18	2	36	25	11	119	57	O/S	O/S	I	13,209	7	35	39,952	53%	48%	81	117	151	170	80	599	45	3	57	18	4	0	2	14	39
Downtown	324,776	279,900	129	133	-14	-20	99	24	13	11	576	68	O	O/S	O/S	12,801	24	33	21,165	13%	25%	236	70	1,166	459	62	1,993	156	7	41	2	34	38	11	14	73
East Columbia	184,651	170,000	132	23	0	-33	4	48	48	0	30	16	S	S	I	1,748	1	46	51,892	71%	47%	19	13	28	60	20	140	80	9	129	16	3	0	2	9	24
Eastmoreland	482,811	425,000	68	51	-23	-29	0	16	10	6	5	8	O/S	S	S	5,007	7	40	90,868	89%	12%	5	44	42	72	5	168	34	13	90	16	7	0	2	7	53
Eliot	287,876	284,000	67	45	-8	-19	13	33	22	11	44	22	O/S	S	I	3,611	7	34	30,667	29%	35%	35	43	106	150	38	372	103	1	6	8	8	1	4	8	64
Far Southwest	324,506	322,250	79	32	-10	-10	0	28	16	13	30	7	O/S	O/S	O	1,320	3	38	60,135	68%	17%	5	9	52	12	1	79	60	5	17	21	6	0	1	3	28
Forest Park	604,329	570,000	127	21	-5	-32	0	10	5	5	18	23	O	O/S	O/S	4,129	0	45	91,345	76%	17%	4	12	13	54	1	84	20	73	4794	18	4	0	1	34	4
Foster-Powell	176,753	175,000	84	107	-7	-29	2	27	21	6	71	47	O/S	S	S	7,335	13	36	44,128	55%	32%	53	94	157	149	59	512	70	1	8	20	5	0	3	7	73
Glenfair	156,035	157,000	99	26	-15	-34	0	35	31	4	74	9	S	S	I	3,417	17	29	32,476	22%	56%	39	28	44	43	30	184	54	2	4	26	3	1	1	2	47
Goose Hollow	285,645	200,000	122	73	-31	-28	90	32	21	11	236	44	O	O	O	6,507	23	33	27,063	18%	19%	22	23	116	134	22	317	49	1	1	6	12	4	3	4	76
Grant Park	510,202	471,000	72	46	0	-5	0	4	2	2	11	11	O	O	I	3,937	12	42	78,291	85%	12%	9	29	81	61	11	191	49	7	19	12	3	0	1	3	72
Hayden Island	236,322	237,500	93	84	64	-17	76	14	12	2	22	113	S	-	I	2,270	2	56	43,277	68%	15%	16	16	201	121	23	377	166	0	1	23	1	0	1	3	11
Hayhurst	319,268	295,000	85	55	2	-20	0	15	11	4	62	27	O	O/S	O	5,382	7	43	59,302	60%	13%	6	21	22	21	5	75	14	2	12	14	7	0	2	7	40
Hazelwood	153,807	152,400	90	175	-8	-31	7	42	35	7	330	108	S/I	S	S/I	23,462	9	37	42,307	42%	37%	193	232	1,063	419	226	2,133	91	2	43	21	11	4	3	21	52
Healy Heights	742,500	815,000	165	3	114	10	0	0	0	0	2	-	O/S	O	187	5	49	143,335	89%	13%	0	1	1	1	0	3	16	3	1	13	1	0	0	0	0	19
Hillsdale	346,744	340,000	84	87	3	-12	14	20	9	10	56	31	O	S	O	7,540	7	42	60,054	60%	13%	20	29	35	60	11	155	21	5	65	10	16	0	3	12	35
Hillside	600,114	502,000	141	81	-21	-32	42	15	10	5	10	45	O	O	O	2,200	5	52	98,026	73%	9%	0	6	6	16	1	29	13	28	124	8	2	0	0	5	21
Hollywood	280,508	269,550	71	12	-25	-32	58	17	17	0	18	59	O	-	I	1,578	11	41	36,923	22%	18%	21	11	107	77	20	236	150	0	0	10	5	1	3	2	80
Homestead	243,550	252,500	74	20	7	7	30	40	20	20	44	16	O	O/S	O	2,009	4	36	43,644	31%	25%	3	4	80	37	4	128	64	43	225	11	17	0	4	6	27
Hosford-Abernethy	370,142	351,000	60	70	-4	0	7	19	13	6	60	20	O/S	S	S	7,336	9	35	44,885	50%	14%	28	63	154	162	39	446	61	0	2	6	14	0	6	15	71
Humboldt	294,843	295,000	72	40	4	2	5	15	10	5	39	28	S	S	I	5,110	15	34	30,017	36%	46%	39	40	105	60	13	257	50	0	0	11	3	0	2	4	73
Irvington	527,352	512,000	75	75	-2	-15	16	8	1	7	50	26	O/S	O/S	S/I	8,501	15	39	46,709	53%	18%	10	34	87	91	36	258	30	4	16	12	5	0	2	6	72
Kenton	203,301	199,700	63	100	-1	-20	0	22	16	6	44	51	O/S	S	I	7,272	4	34	42,594	61%	37%	50	37	117	147	52	403	55	19	408	17	6	3	4	19	29
Kerns	298,218	291,500	102	34	-12	4	59	18	12	6	92	41	O	O/S	O/S/I	5,340	11	33	33,424	20%	16%	26	43	118	129	30	346	65	2							

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Montavilla	176,544	170,000	72	175	-11	-28	3	31	26	6	155	82	O/S	S	S/I	16,287	12	36	43,373	55%	33%	111	148	220	254	93	826	51	1	19	17	7	0	4	14	66
Mt Scott-Arleta	187,526	183,500	78	96	-6	-20	1	25	18	7	44	42	O/S	S	S	7,397	13	36	39,750	57%	24%	30	68	107	95	68	368	50	2	9	21	5	0	2	7	66
Mt Tabor	354,095	349,950	60	124	-1	-12	4	10	6	4	65	32	O/S	S	S/I	10,162	10	41	52,928	61%	15%	14	56	76	153	33	332	33	18	184	15	5	0	3	10	61
Multnomah	286,794	264,000	75	90	-3	-19	21	26	18	8	87	52	O/S	S	O	7,409	8	36	49,514	49%	17%	11	26	48	66	17	168	23	11	100	15	10	0	1	12	45
North Tabor	305,358	285,500	74	37	4	-2	8	14	8	5	74	12	O/S	S	S/I	5,163	14	36	39,933	38%	22%	10	42	81	63	25	221	43	1	2	12	4	0	0	4	67
Northwest District	393,005	339,000	156	190	9	9	70	13	5	8	376	201	O/S	O	O/I	13,399	14	34	31,959	21%	15%	39	78	339	481	105	1,042	78	2	15	7	8	7	1	14	66
Northwest Heights	509,928	520,500	83	113	0	-14	10	26	15	11	12	34	O	O/S	O/S	4,806	7	41	128,278	87%	26%	0	3	12	6	1	22	5	1	10	15	0	0	0	2	16
Northwest Industrial	n/a	n/a	n/a	0	n/a	n/a	0	n/a	n/a	n/a	1	0	O/S	O/S	O/I	8	0	50	0	0%	50%	2	7	23	11	6	49	6125	0	3	9	4	0	1	6	16
Old Town/Chinatown	149,233	146,005	199	17	-7	-53	100	76	41	35	73	14	O/S	O/S	O/S/I	3,922	29	41	16,121	6%	28%	128	15	268	91	27	529	135	7	13	3	21	7	8	5	73
Overlook	306,864	303,000	48	69	3	-4	4	17	10	7	39	33	O/S	O/S	O/I	6,093	4	37	46,960	62%	23%	48	50	114	140	39	391	64	4	77	11	5	3	2	14	34
Parkrose	147,041	138,000	107	50	-19	-40	8	48	34	14	58	27	S	S	I	6,363	5	36	38,991	44%	44%	53	68	130	234	101	586	92	1	16	22	5	1	2	10	31
Parkrose Heights	147,060	148,400	91	54	-13	-34	0	50	43	7	53	25	S	S	I	6,119	10	40	45,875	58%	31%	32	43	49	76	31	231	38	0	1	22	5	0	0	4	42
Pearl District	412,800	352,000	122	235	-9	-22	99	20	10	10	327	272	O/S	O	O/I	5,997	24	39	31,763	28%	18%	58	42	346	369	29	844	141	2	7	6	12	12	4	5	78
Piedmont	223,518	212,500	67	101	-15	-17	7	31	22	9	32	30	S	S	I	7,025	11	36	37,772	62%	39%	15	61	77	68	22	243	35	5	29	12	5	0	4	8	60
Pleasant Valley	229,589	230,250	90	92	-6	-36	1	59	45	14	50	66	O/S	O/S	S/I	12,743	3	36	63,031	68%	31%	19	67	46	65	35	232	18	33	940	38	3	0	0	15	13
Portsmouth	179,577	179,000	86	83	-16	-25	5	34	23	11	102	32	O/S	S	-	9,789	14	31	32,470	47%	53%	68	63	94	78	71	374	38	8	59	18	3	0	2	7	60
Powellhurst-Gilbert	138,348	135,000	86	229	-9	-34	9	51	42	9	302	188	S	S	S/I	30,639	11	32	40,977	47%	42%	150	241	350	302	188	1,231	40	4	88	25	7	1	4	17	44
Reed	296,779	280,950	71	30	-7	-14	0	17	13	3	36	6	O/S	S	S	4,399	10	36	37,480	33%	20%	7	30	46	56	18	157	36	0	0	12	3	0	1	2	56
Richmond	317,207	309,500	55	132	0	-15	9	16	11	5	73	37	O/S	S	S	11,607	14	36	50,938	57%	16%	27	51	148	194	39	459	40	1	4	12	6	0	4	6	77
Rose City Park	322,899	319,418	61	130	-9	-12	2	9	3	6	45	25	O/S	O/S	S/I	8,982	12	40	55,749	70%	15%	16	70	62	100	26	274	31	3	22	14	5	1	2	9	68
Roseway	226,011	233,000	62	97	-4	-14	0	20	15	4	31	31	O/S	S	I	6,323	12	39	51,288	73%	22%	35	38	94	82	39	288	46	2	8	16	4	0	2	7	72
Russell	170,372	175,000	85	39	-10	-29	0	46	33	13	7	18	S	S	I	3,175	6	45	56,308	80%	26%	5	20	114	48	22	209	66	3	15	23	3	0	0	3	41
Sabin	402,371	367,000	62	58	-1	-9	0	7	3	3	11	11	O/S	O	I	4,149	14	37	57,273	72%	25%	14	25	52	54	12	157	38	1	3	13	2	0	1	4	76
Sellwood-Moreland	331,162	321,500	67	148	-4	-9	9	14	9	5	95	47	O/S	S	O/S	11,621	10	39	42,688	50%	13%	18	68	160	290	55	591	51	18	245	13	6	0	1	18	49
South Burlingame	313,536	301,000	98	25	-11	-17	4	8	4	4	13	14	O	S	O	1,747	6	42	86,013	70%	12%	1	6	6	19	3	35	20	4	11	12	8	0	1	2	47
South Portland	341,102	275,000	107	177	-10	-24	72	33	17	16	265	252	O/S	O/S	O/S	6,631	8	36	55,834	33%	17%	14	18	74	95	21	222	33	6	65	9	22	6	5	14	38
South Tabor	237,843	241,500	78	59	0	-14	8	14	8	5	63	18	O/S	S	S	5,995	12	38	42,417	58%	25%	21	50	92	89	35	287	48	0	0	17	4	0	3	4	68
Southwest Hills	592,500	553,400	89	100	-1	-18	19	15	10	5	52	70	O	O/S	O	8,389	4	46	79,713	73%	11%	4	28	18	36	7	93	11	13	164	12	6	0	2	15	17
St Johns	161,550	154,000	93	141	-14	-32	6	45	33	12	144	76	O/S	S	O/I	12,207	2	33	37,880	52%	43%	68	95	236	119	84	602	49	32	2221	19	5	0	2	25	15
Sullivan's Gulch	273,475	196,500	80	38	-14	-33	61	16	5	11	71	12	O/S	S	S/I	3,139	15	39	41,146	27%	18%	20	15	83	71	27	216	69	2	4	10	6	1	3	4	72
Sumner	126,463	120,950	81	32	-29	-41	0	63	50	13	14	19	S	S	I	2,137	4	38	47,026	69%	36%	12	13	18	22	11	76	36	3	15	20	4	0	3	3	29
Sunderland	99,275	92,550	147	4	n/a	-57	0	25	25	0	1	0	S	S	I	718	1	38	46,310	58%	25%	3	3	32	31	10	79	110	0	0	16	3	0	2	3	16
Sunnyside	295,000	300,000	67	63	-2	-18	29	16	5	11	83	28	O	S	S	7,354	19	34	39,053	35%	14%	26	24	175	109	31	365	50	0	0	10	4	0	3	4	85
Sylvan-Highlands	345,342	304,705	101	30	-27	-43	40	57	53	3	4	11	O	O	O	1,317	2	47	113,757	81%	11%	3	21	1	23	3	51	39	14	67	12	4	0	1	6	10
University Park	271,525	280,000	84	67	14	-1	0	13	4	9	39	20	O/S	-	O/I	6,035	9	24	51,413	60%	19%	17	36	83	47	26	209	35	2	19	18	3	0	1	5	38
Vernon	276,097	265,000	52	39	-14	-17	5	10	10	0	20	15	S	-	I	2,585	14	33	40,894	48%	38%	12	14	33	21	14	94	36	9	17	13	2	0	2	2	79
West Portland Park	254,822	243,000	86	43	3	-25	7	26	12	14	58	17	O/S	S	O	3,921	8	35	55,200	48%	28%	14	16	21	27	5	83	21	7	35	17	6	0	1	3	43
Wilkes	181,215	178,000	119	107	-11	-30	16	29	23	6	42	75	S	O/S	I	8,775	5	46	44,838	65%	37%	36	58	67	79	57	297	34	9	175	28	5	0	1	12	24
Woodland Park	139,151	142,800	42	5	-20	-38	0	80	80	0	1	3	S	S	I	176	8	41	36,092	62%	39%	1	5	1	2	0	9	51	0	0	19	4	0	0	1	49
Woodlawn	224,613	208,000	84	71	-5	-22	1	32	24	8	23	34	S	-	I	4,933	11	34	38,502	62%	48%	30	35	52	40	19	176	36	2	10	15	4	0	3	7	64
Woodstock	251,004	240,500	55	136	-8	-17	0	15	8	7	40	30	O/S	S	S	8,942	11	38	49,425	70%	16%	28	101	129	122	24	404	45	2	14	18	5	0	1	8	67

**Methodology & Sources**

*Distressed properties* refers to the percentage of total homes sold that were short sales and bank-owned properties. *Violent crime* is defined as rape, murder, robbery, and aggravated assault. *Crimes per 1,000* figures are based on reported incidents of violent crime as well as larceny (theft), burglary, arson, and motor vehicle theft.

**Neighborhoods** Portland neighborhood boundaries represent the records maintained by Metro as of December 2011. Neighborhood boundary conflicts were resolved (for statistical purposes only) using data from the City of Portland Bureau of Planning and Sustainability. Due to overlap between certain neighborhoods, boundary definitions vary occasionally across categories.

**Real Estate** Information was provided by the Regional Multiple Listing Service, with analytical consulting from the Center for Spatial Analysis and Research at Portland State University's Department of Geography. All figures were rounded for legibility.

**People** 2010 US Census data was compiled and analyzed by Esri (esri.com/data).

**Crime** Portland crime statistics are courtesy of the Portland Police Bureau and contain 2011 data. Suburban crime statistics were obtained from the offices of the Clackamas County sheriff and the cities' respective police departments. Many factors can influence the crimes-per-1,000 calculation and can complicate meaningful comparisons between neighborhoods. Because the rates are based on residential population data, the large workforce in areas like downtown and the Pearl District can distort the rates in those areas.

**Parks** Data was provided by Metro and the respective city parks departments.

**Transit** Information on MAX light-rail and WES commuter rail, Portland Streetcar, and TriMet bus routes was provided by TriMet. Additional suburban transit information was provided by C-TRAN, CAT, SMART, Columbia County Rider, and Yamhill County Action Partnership.

**Walkability** Data provided by the City of Portland Bureau of Planning and Sustainability. Scores are on a scale from 1 to 100, taking into account walkable access to commercial services and amenities, as well as