



Portland-Vancouver-Hillsboro, OR-WA

2021

Mean Appraised Value

\$605,443

Mean Appraised Value in
Communities of Color

\$383,068



Mean Appraised Value in
White Neighborhoods

\$673,235

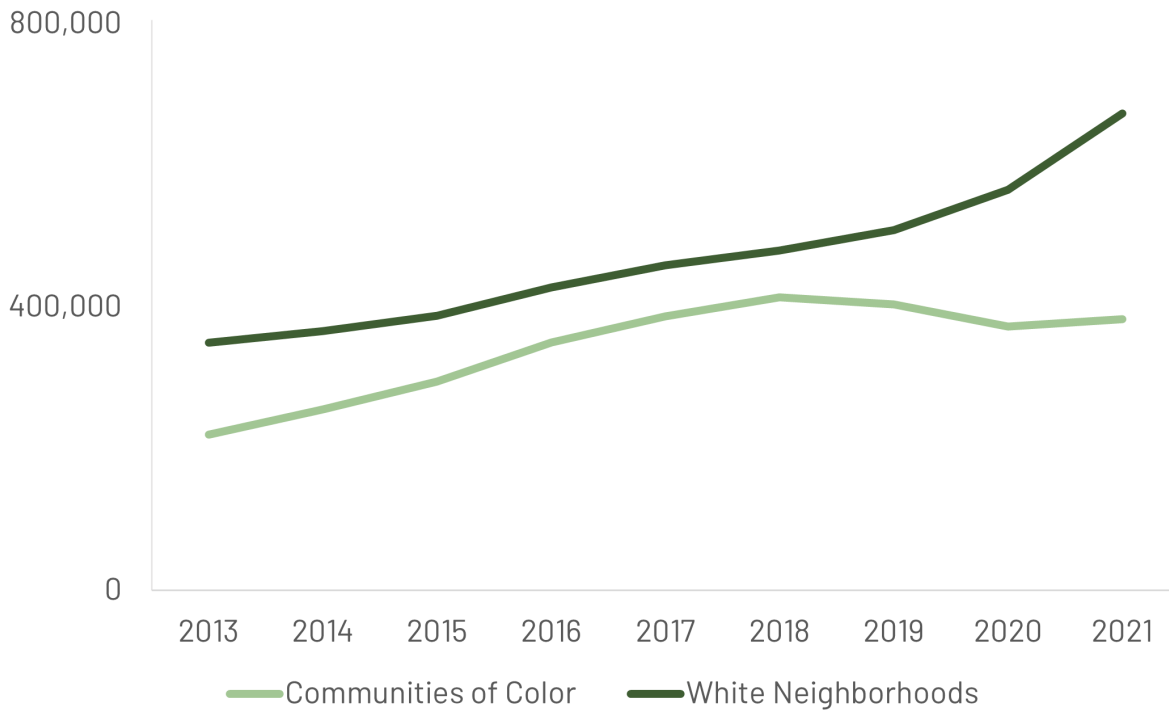
Appraisers determine a home's value by taking into consideration the property and neighborhood characteristics. To make an "apples to apples" comparison, we use a regression model that takes into consideration neighborhood housing stock (e.g., size, type, age), socioeconomic status (e.g., property owners, employment rates, poverty), and amenities (e.g., retail stores, entertainment, services, parks). The above estimates are the mean appraised values in the metropolitan area for neighborhood with average housing stock, socioeconomic, and amenities.



Over Time, 2013-2021

Figure 1

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

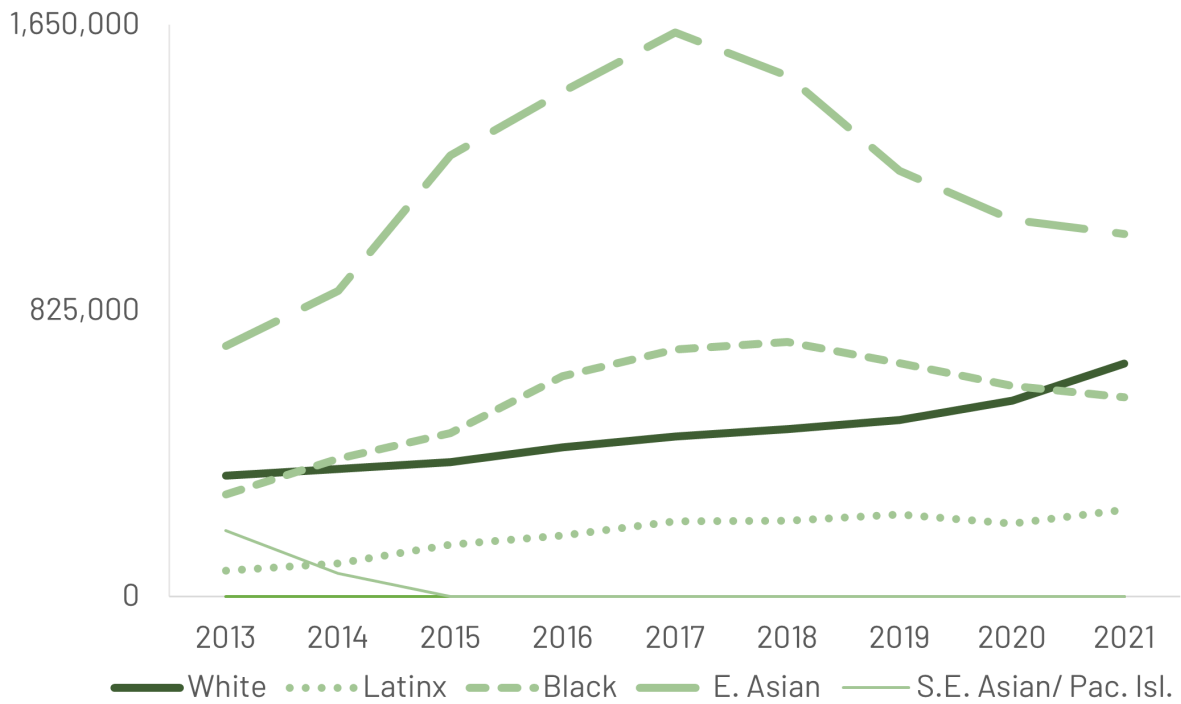
	2013	2014	2015	2016	2017	2018	2019	2020	2021
Communities of Color	219,972	255,845	294,963	350,369	387,282	413,951	404,117	372,921	383,068
White Neighborhoods	350,038	366,721	388,247	427,790	459,536	480,100	508,923	565,884	673,235



By Racial Group

Figure 2

Mean Appraised Values Over Time 2013-2021



Source: Authors' analysis of FHFA UAD, 2006-2010, 2011-2015, and 2016-2020 American Community Survey 5-year estimates and 2013-2018 National Neighborhood Data Archive.

Metropolitan Area Racial Group Proportions, 2021

White	Latinx	Black	East Asian	Southeast Asian & Pacific Islander	Other Communities of Color
0.76	0.13	0.03	0.03	0.03	0.02

Citation: Howell, Junia and Elizabeth Korver-Glenn. 2022. "Metropolitan Area Supplemental Files ." In *Appraised: The Persistent Evaluation of White Neighborhoods as More Valuable Than Communities of Color*. eruka.org/appraised