

Middle Housing Progress Report Key Findings, February 2025

- Middle housing production has grown significantly since RIP went into effect, with the City permitting over 1,400 Accessory Dwelling Units (ADUs) and middle housing units between August 1, 2021 and June 30, 2024 in Single-Dwelling Zones. [page 12]
- Not counting ADUs, fourplexes were the most common middle housing type following RIP 1. However, in the first half of 2024, cottage clusters were more commonly permitted than fourplexes or ADUs. Since RIP went into effect, single detached houses which previously made up more than half of new units in Single-Dwelling Zones, now comprise less than 20% of new production in these zones. [page 13]
- Since RIP's adoption, demolitions have not increased above pre-RIP levels, and the number of units built per unit demolished has more than doubled to 1.64 in 2018 to 3.88 in the first half of 2024. [page 15]
- Due to the variety of types that fall within the category of middle housing (from duplexes to cottage clusters), there appears to be a middle housing product for every lot size. [page 17]
- Permitting activity since RIP's adoption has been largely focused on the same areas where it occurred pre-adoption: inner neighborhoods, particularly in SE, NE, and N Portland. [pages 21-22]
- The most common middle housing dwelling unit is a 2-bedroom, roughly 900 square foot for-sale unit. [page 30]
- In 2023-24, the average sales price of a new market-rate middle housing unit was about \$250,000 less than that of a new single detached house, mostly due to size differences. [page 41]
- New middle housing units supported by Portland Housing Bureau's affordable homeownership programs sold for roughly \$500,000 less than new market-rate single detached houses. [page 42]



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