The Portland Home Buying Guide

A Simple Guide to Buying with Confidence

Buying a home is exciting, but there's a lot to consider. Here are the basics to help you get started.

1. Know Your Budget

Before you start touring homes:

- Get pre-approved with a lender
- Know your comfortable monthly payment
- Plan for your down payment and closing costs
- Budget for taxes, insurance, HOA fees and maintenance

Tip: Your maximum approval amount doesn't necessarily mean it's the right budget for you.

2. Don't Assume You Need 20% Down

Depending on your situation, you may qualify for **down payment assistance**.

Some programs to explore include:

Oregon OHCS FirstHome
Assistance for eligible buyers who meet program requirements.

Oregon OHCS NextStep
Assistance may be available to eligible buyers, including some who aren't first-time buyers.

Portland Housing Bureau
Assistance may be available to eligible first-time buyers purchasing within Portland city limits.

Washington County First Home
Resources and assistance may be available for eligible buyers in Washington County.

Have questions about these programs? Ask me! I can help point you toward the right resources and lenders.

3. Portland Areas to Consider

Higher Cost → More Affordable

1. Lake Oswego
Beautiful neighborhoods, parks, amenities and a highly desirable community.

2. West Linn
Quiet neighborhoods, outdoor recreation and opportunities for more space.

3. Beaverton
Great mix of neighborhoods, shopping, restaurants, employment and access to Portland.

4. Hillsboro
More opportunities for newer homes, larger spaces and west-side employment.

5. Gresham
Often more affordable, with larger-home opportunities, MAX access and outdoor recreation nearby.

Remember: Prices vary significantly by neighborhood and home type.

Not sure which area fits your budget? Ask me!

4. Home Red Flags

When touring homes keep an eye out for:

Water damage — stains, musty smells or moisture
Foundation issues — large cracks or uneven floors
Roof problems — missing shingles, moss or leaks
Aging systems — roof, HVAC, water heater and electrical
Poor drainage — water pooling near the home
DIY renovations — ask about permits
Sewer concerns — consider a sewer scope for older homes

A home inspection can help uncover problems you can't see during a showing.

Have Questions? Ask Me!

Whether you're wondering about neighborhoods, financing, down payment assistance, inspections, schools, home prices or making an offer — ask me!

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