

Benton County, OR

County · OR · Oregon

BALANCED MARKET

\$565K

MEDIAN SALE PRICE

-1.0%

1-YR CHANGE

907

SALES (12 MO)

\$547K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



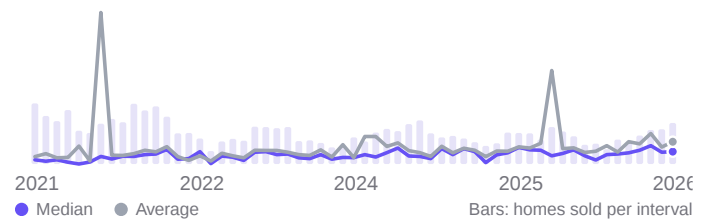
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$550K · Average \$634K

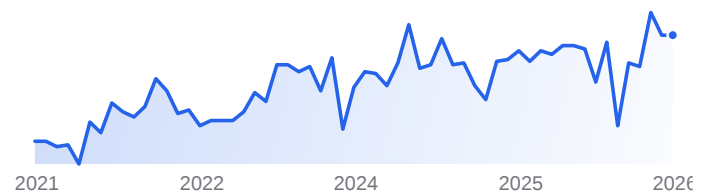
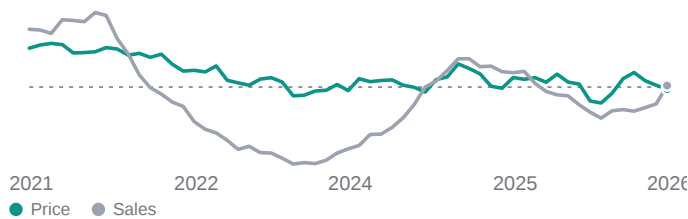


Growth (year over year)

Price -1.0% · Sales +0.8%

Price per square foot

\$317/ft²

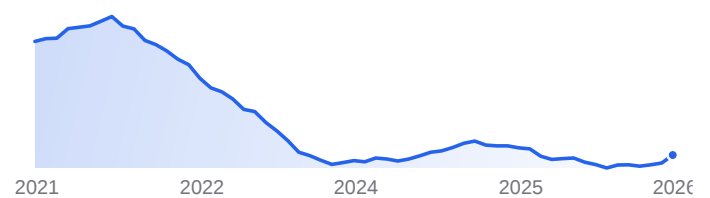
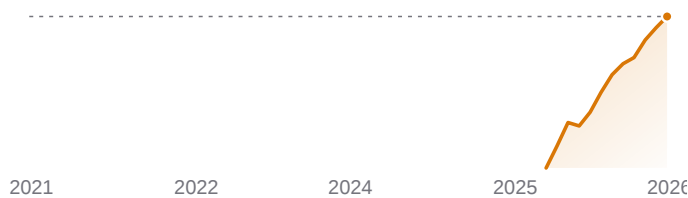


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

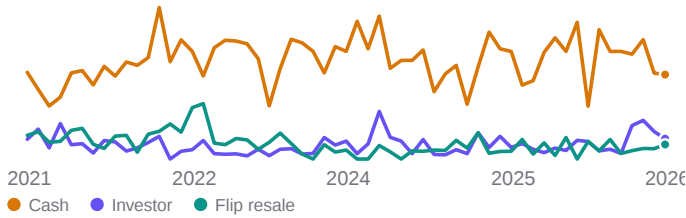
3.2%



BUYERS & OUTCOMES

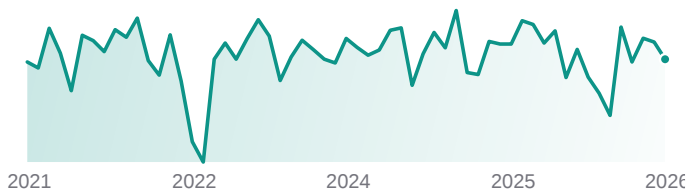
Buyer mix

Cash 26% · Investor 6.3% · Flip resale 4.5%



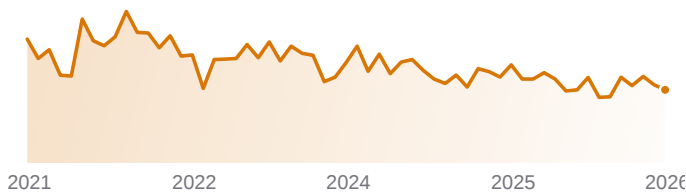
Sellers who sold at a gain

93%

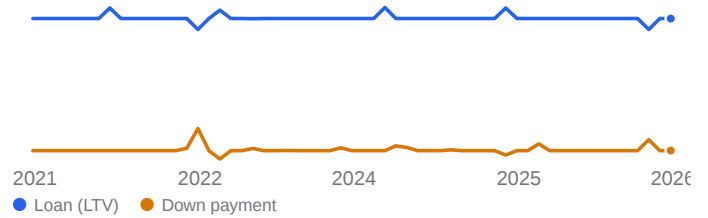


Median annualized return at resale

+4.8%



Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

7.8 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	28,105
Median value (AVM)	\$547K
Median size	1,768 ft²
Median bedrooms	3
Median year built	1978
Single family	80%
Condos	1.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	65%
Underwater (LTV 125% or more)	0.8%
Owner occupied	57%
Company owned	33%
Median loan-to-value	38%

Typical ownership tenure

18.1 yrs

COMMUNITY

Population	98,941
Density	147 / mi²
Median household income	\$75K
Average household income	\$100K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	109
Earthquake index (US avg 100)	173
Homes occupied	94%
Bachelor's or higher	28%
Poverty rate	18.5%
Unemployment	1.0%
Average temp	52°F
Annual precip	46 in
Sunshine	47%

Market metrics are derived from recorded arms-length deeds through July 2026. Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.