

Washington County, OR

County · OR · Oregon

BALANCED MARKET

\$566K

MEDIAN SALE PRICE

-3.5%

1-YR CHANGE

7,088

SALES (12 MO)

\$559K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



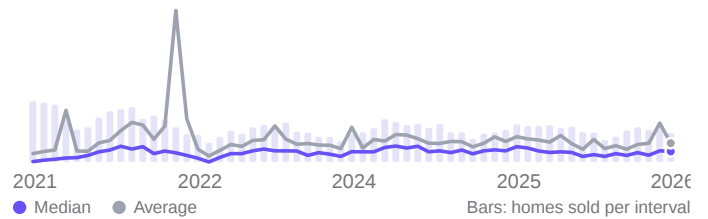
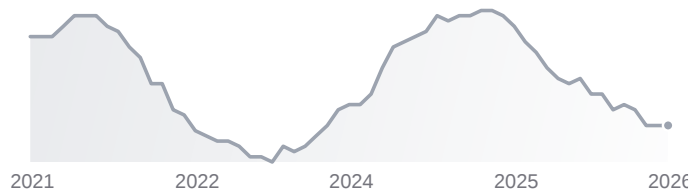
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$572K · Average \$616K

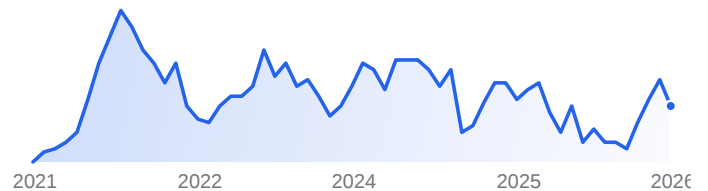
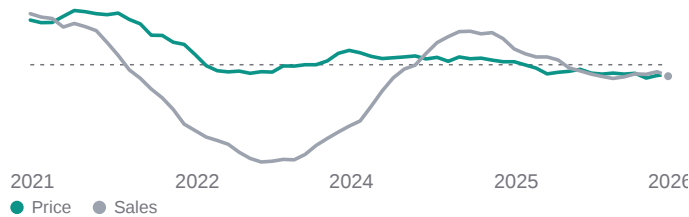


Growth (year over year)

Price -3.5% · Sales -4.2%

Price per square foot

\$301/ft²

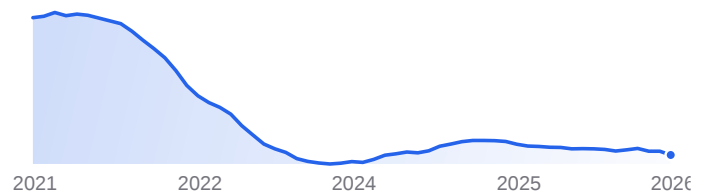
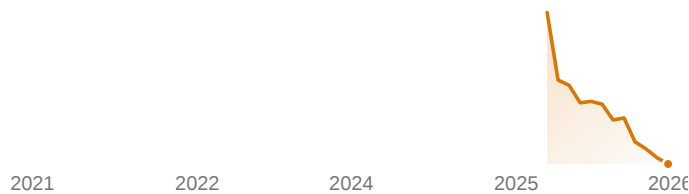


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

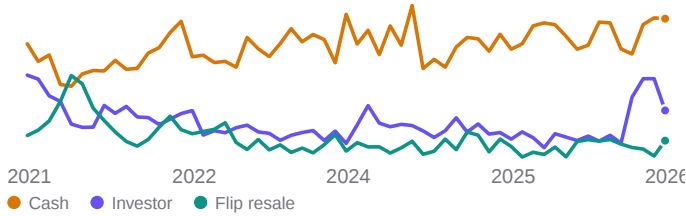
4.0%



BUYERS & OUTCOMES

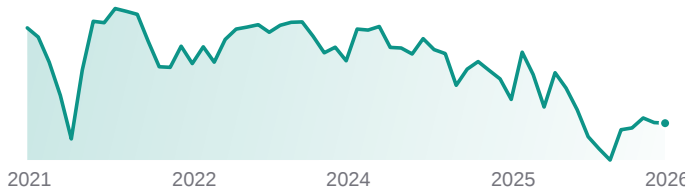
Buyer mix

Cash 23% · Investor 9.0% · Flip resale 4.4%



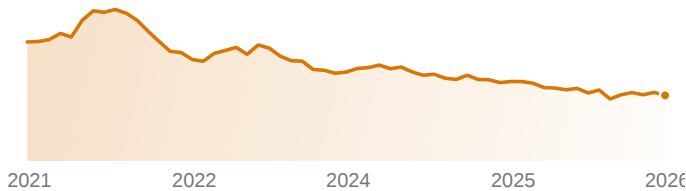
Sellers who sold at a gain

88%

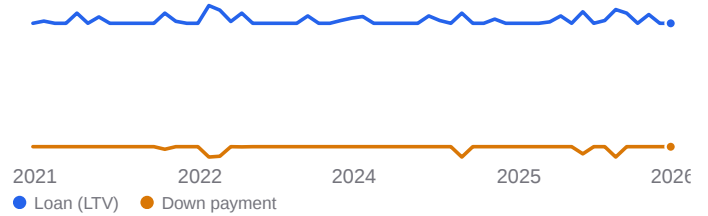


Median annualized return at resale

+3.8%

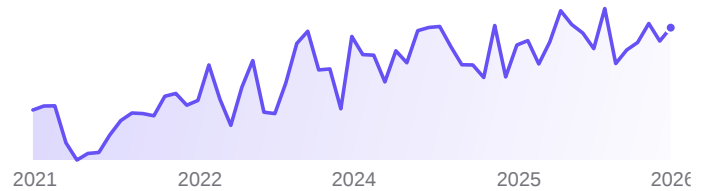


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



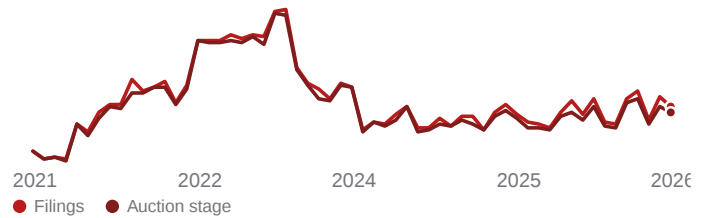
Typical hold before selling

9.5 yrs



Preforeclosure filings

Filings 28 · Auction stage 25



HOUSING STOCK

Homes	175,339
Median value (AVM)	\$559K
Median size	1,788 ft²
Median bedrooms	3
Median year built	1992
Single family	87%
Condos	7.6%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	51%
Underwater (LTV 125% or more)	1.3%
Owner occupied	70%
Company owned	23%
Median loan-to-value	49%

Typical ownership tenure

11.7 yrs

COMMUNITY

Population	610,858
Density	843 / mi²
Median household income	\$98K
Average household income	\$127K
Crime index (US avg 100)	93
Air pollution index (US avg 100)	107
Earthquake index (US avg 100)	187
Homes occupied	96%
Bachelor's or higher	28%
Poverty rate	8.3%
Unemployment	1.3%
Average temp	53°F
Annual precip	42 in
Sunshine	48%

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.