

Beaverton 97003

ZIP code · OR · Oregon > Washington County > Beaverton

BUYER'S MARKET

\$427K

MEDIAN SALE PRICE

-11.7%

1-YR CHANGE

250

SALES (12 MO)

\$470K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 39 / 100



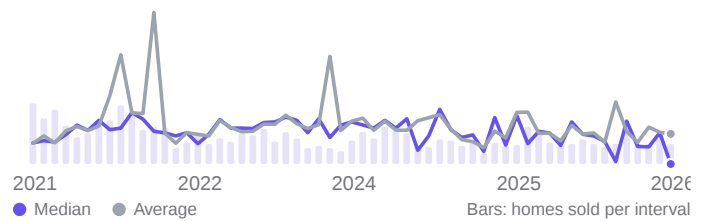
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

39 / 100

Sale prices

Median \$375K · Average \$472K

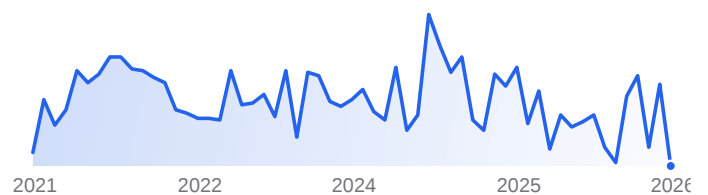
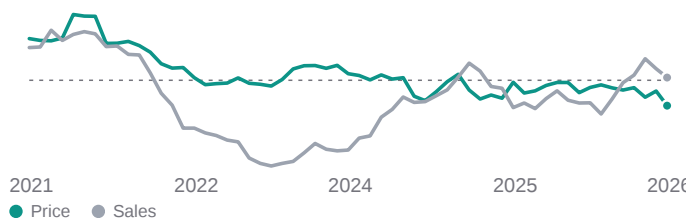


Growth (year over year)

Price -11.7% · Sales +1.2%

Price per square foot

\$264/ft²

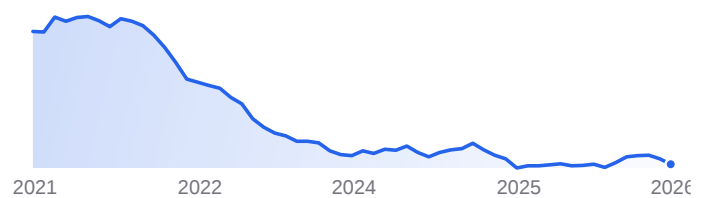
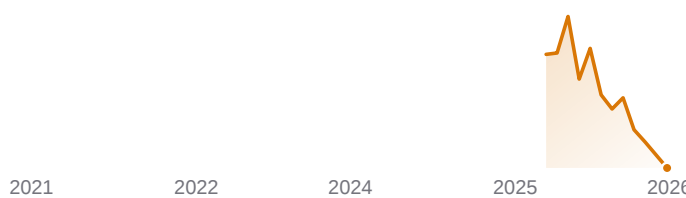


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

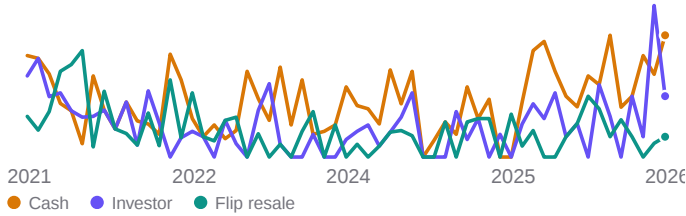
3.2%



BUYERS & OUTCOMES

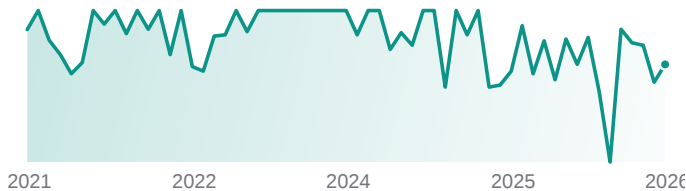
Buyer mix

Cash 32% · Investor 16% · Flip resale 5.3%



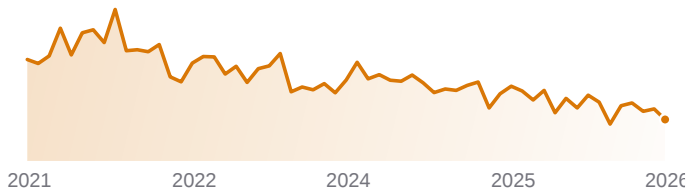
Sellers who sold at a gain

89%

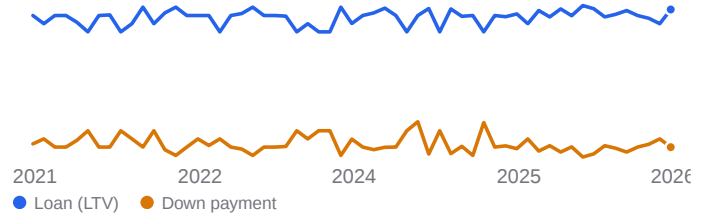


Median annualized return at resale

+3.0%



Financing (share of purchase price) Loan (LTV) 94% · Down payment 10%



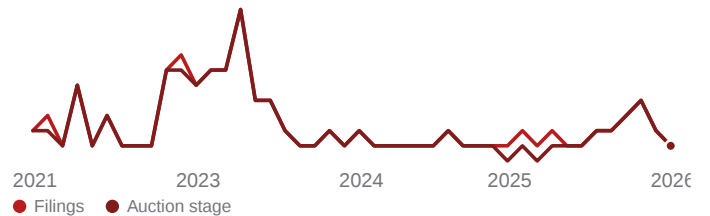
Typical hold before selling

10.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,819
Median value (AVM)	\$470K
Median size	1,489 ft²
Median bedrooms	3
Median year built	1990
Single family	91%
Condos	6.3%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	52%
Underwater (LTV 125% or more)	1.4%
Owner occupied	69%
Company owned	19%
Median loan-to-value	48%

Typical ownership tenure

12.9 yrs

COMMUNITY

Population	29,155
Density	6,150 / mi²
Median household income	\$89K
Average household income	\$109K
Crime index (US avg 100)	89
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	190
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	9.2%
Unemployment	1.3%
Average temp	53°F
Annual precip	40 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.