

Beavercreek 97004

ZIP code · OR · Oregon · Clackamas County · Beavercreek

BALANCED MARKET

\$938K

MEDIAN SALE PRICE

+32.7%

1-YR CHANGE

41

SALES (12 MO)

\$737K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 49 / 100



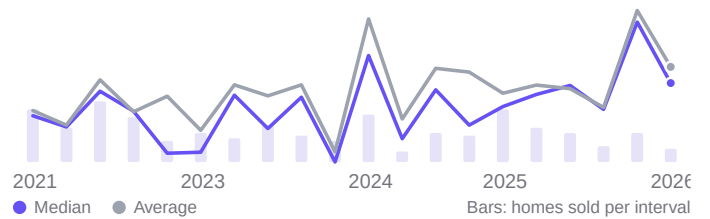
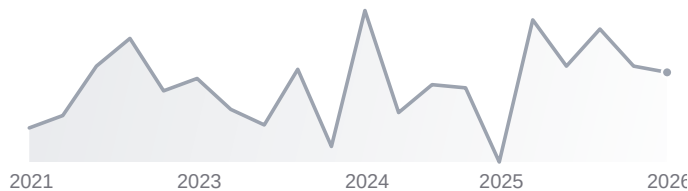
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

49 / 100

Sale prices

Median \$799K · Average \$866K

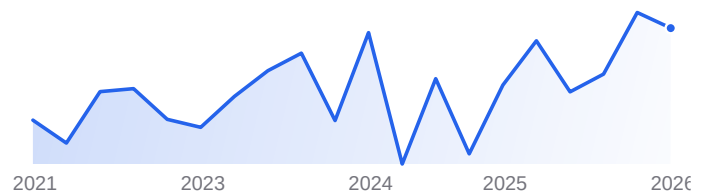
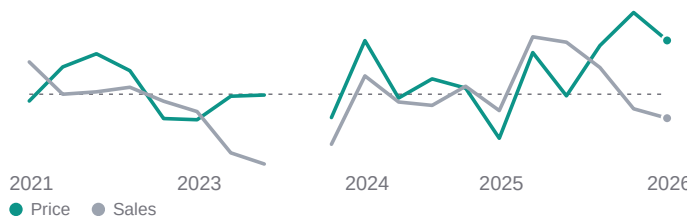


Growth (year over year)

Price +32.7% · Sales -14.6%

Price per square foot

\$422/ft²

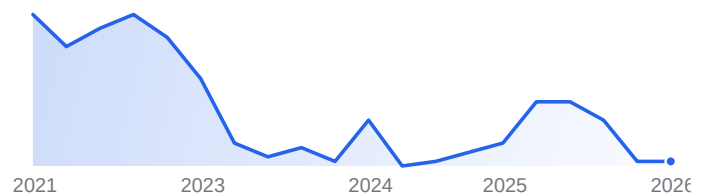
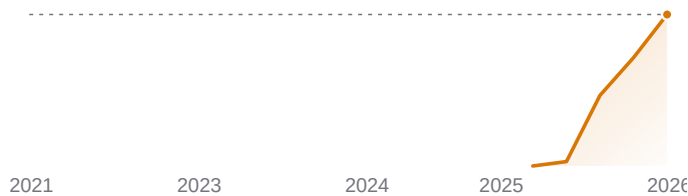


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

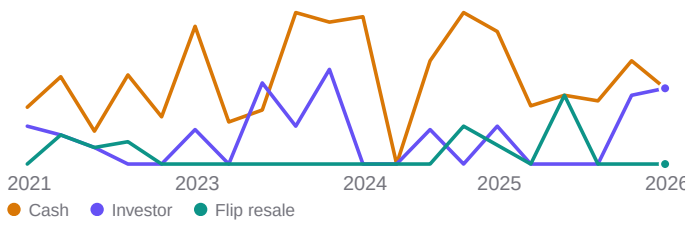
2.3%



BUYERS & OUTCOMES

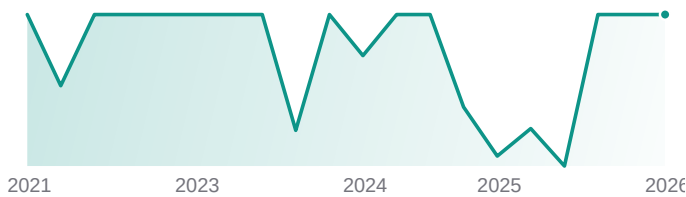
Buyer mix

Cash 20% · Investor 20% · Flip resale 0%



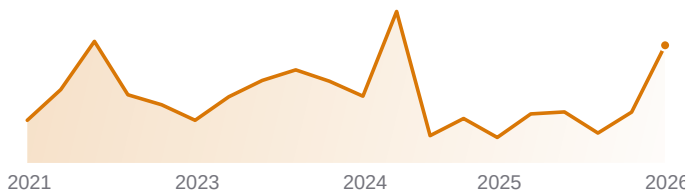
Sellers who sold at a gain

100%

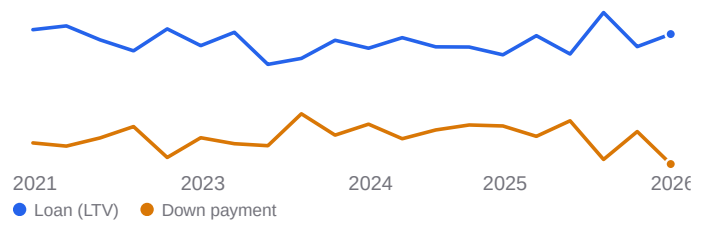


Median annualized return at resale

+13.7%

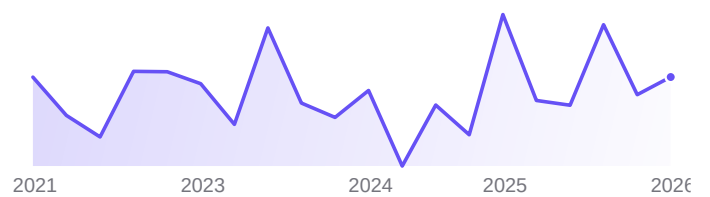


Financing (share of purchase price) Loan (LTV) 80% · Down payment 5.0%



Typical hold before selling

8.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,809
Median value (AVM)	\$737K
Median size	2,016 ft²
Median bedrooms	3
Median year built	1977
Single family	62%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	63%
Underwater (LTV 125% or more)	1.8%
Owner occupied	83%
Company owned	19%
Median loan-to-value	40%
Typical ownership tenure	11.0 yrs

COMMUNITY

Population	5,583
Density	130 / mi²
Median household income	\$108K
Average household income	\$129K
Crime index (US avg 100)	80
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	157
Homes occupied	96%
Bachelor's or higher	22%
Poverty rate	8.6%
Unemployment	1.1%
Average temp	52°F
Annual precip	58 in
Sunshine	48%

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