

Beaverton 97005

ZIP code · OR · Oregon · Washington County · Beaverton

BUYER'S MARKET

\$485K

MEDIAN SALE PRICE

-7.1%

1-YR CHANGE

188

SALES (12 MO)

\$493K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 34 / 100



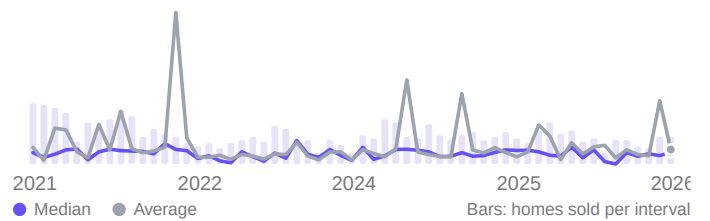
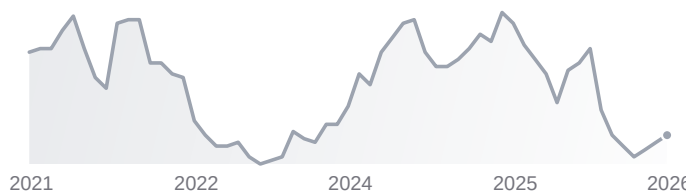
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

34 / 100

Sale prices

Median \$505K · Average \$538K

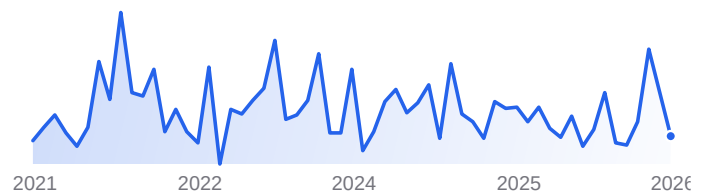
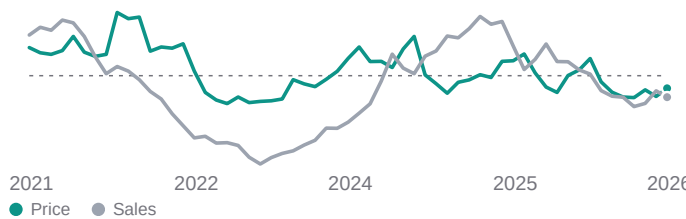


Growth (year over year)

Price -7.1% · Sales -12.1%

Price per square foot

\$313/ft²

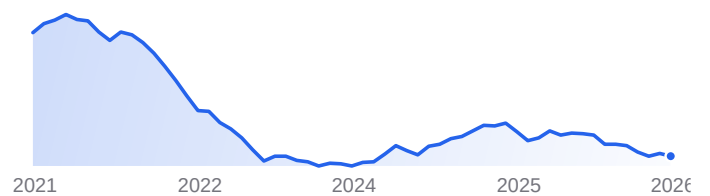
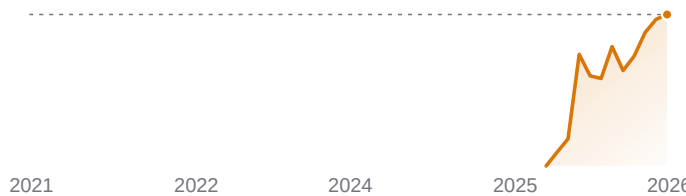


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

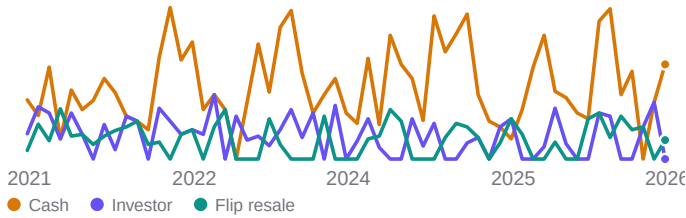
3.3%



BUYERS & OUTCOMES

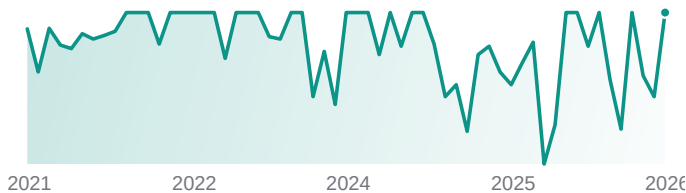
Buyer mix

Cash 29% · Investor 0% · Flip resale 5.9%



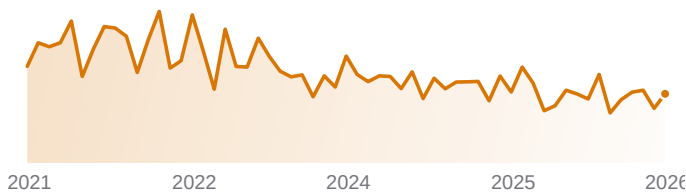
Sellers who sold at a gain

100%

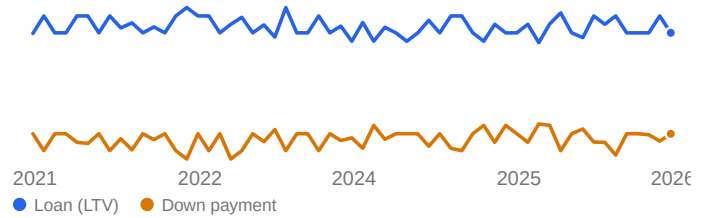


Median annualized return at resale

+4.5%



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



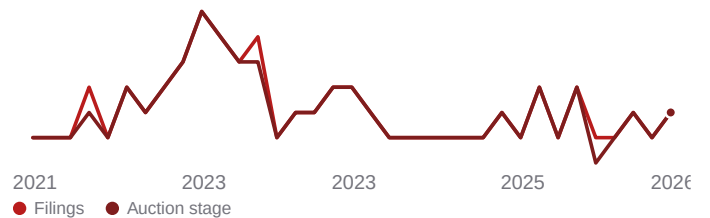
Typical hold before selling

8.9 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	5,762
Median value (AVM)	\$493K
Median size	1,324 ft²
Median bedrooms	3
Median year built	1964
Single family	77%
Condos	14%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.6%
Owner occupied	63%
Company owned	26%
Median loan-to-value	42%

Typical ownership tenure

13.1 yrs

COMMUNITY

Population	26,901
Density	5,108 / mi²
Median household income	\$69K
Average household income	\$98K
Crime index (US avg 100)	132
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	189
Homes occupied	96%
Bachelor's or higher	24%
Poverty rate	13.6%
Unemployment	1.4%
Average temp	53°F
Annual precip	41 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.