

Beaverton 97006

ZIP code · OR · Oregon > Washington County > Beaverton

BALANCED MARKET

\$504K

MEDIAN SALE PRICE

-10.1%

1-YR CHANGE

373

SALES (12 MO)

\$518K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



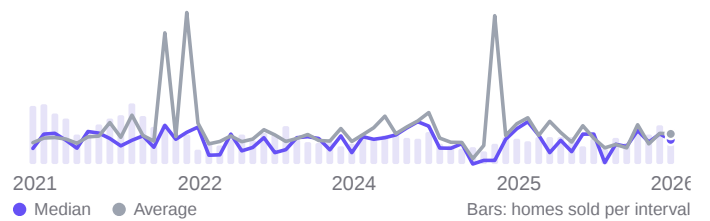
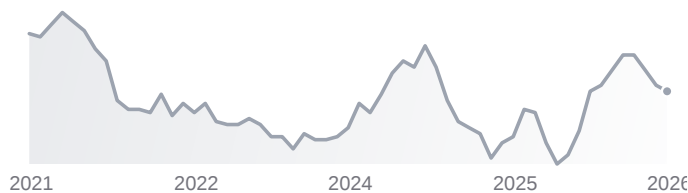
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

46 / 100

Sale prices

Median \$497K · Average \$531K

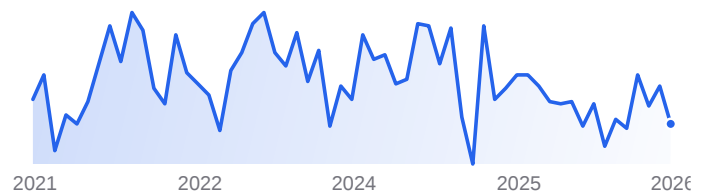
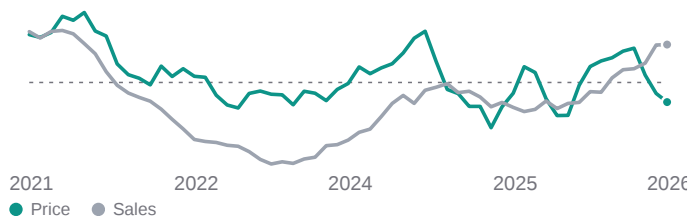


Growth (year over year)

Price -10.1% · Sales +19.6%

Price per square foot

\$280/ft²

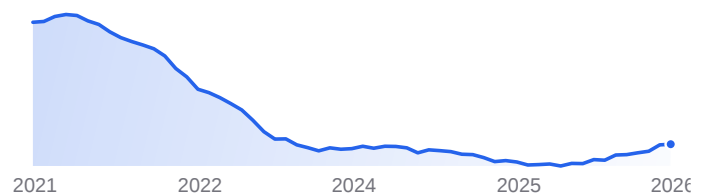
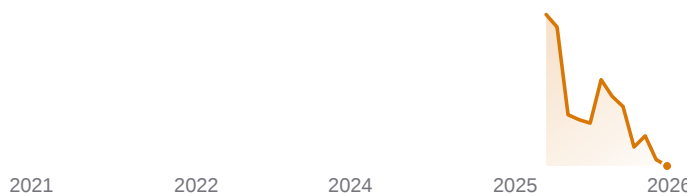


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

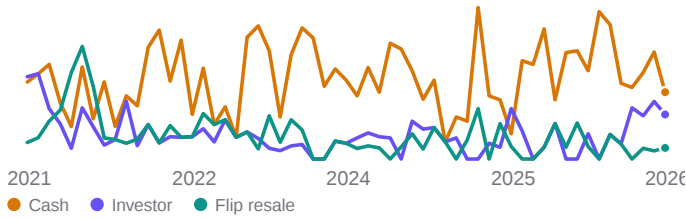
3.2%



BUYERS & OUTCOMES

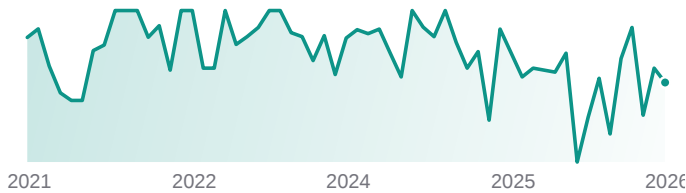
Buyer mix

Cash 18% · Investor 12% · Flip resale 2.9%



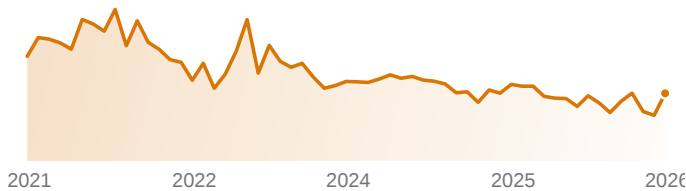
Sellers who sold at a gain

88%

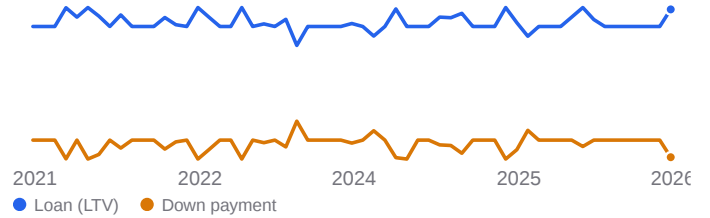


Median annualized return at resale

+4.2%

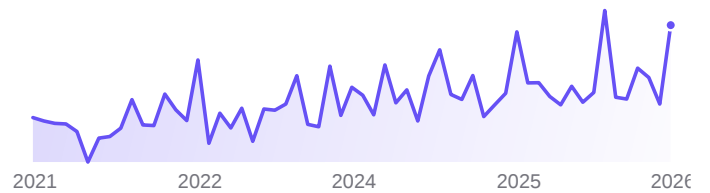


Financing (share of purchase price) Loan (LTV) 89% · Down payment 11%



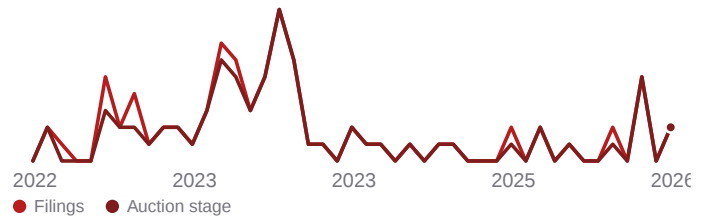
Typical hold before selling

14.7 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	11,566
Median value (AVM)	\$518K
Median size	1,620 ft²
Median bedrooms	3
Median year built	1995
Single family	74%
Condos	16%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	55%
Underwater (LTV 125% or more)	0.8%
Owner occupied	64%
Company owned	23%
Median loan-to-value	46%

Typical ownership tenure

13.4 yrs

COMMUNITY

Population	46,978
Density	6,714 / mi²
Median household income	\$97K
Average household income	\$121K
Crime index (US avg 100)	103
Air pollution index (US avg 100)	103
Earthquake index (US avg 100)	190
Homes occupied	96%
Bachelor's or higher	31%
Poverty rate	9.0%
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.