

Beaverton 97007

ZIP code · OR · Oregon · Washington County · Beaverton

BALANCED MARKET

\$633K

MEDIAN SALE PRICE

-1.9%

1-YR CHANGE

774

SALES (12 MO)

\$598K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 52 / 100



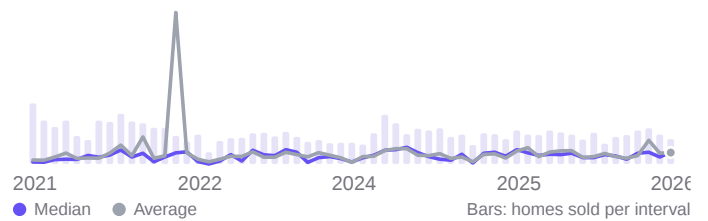
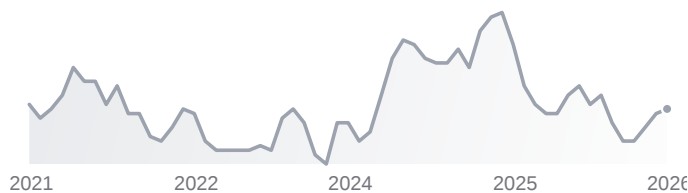
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

52 / 100

Sale prices

Median \$650K · Average \$646K

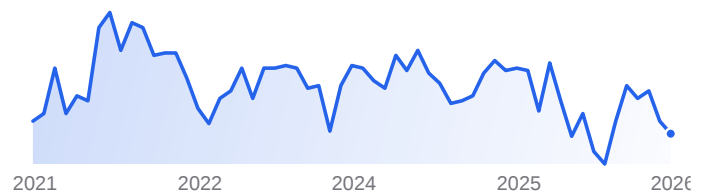
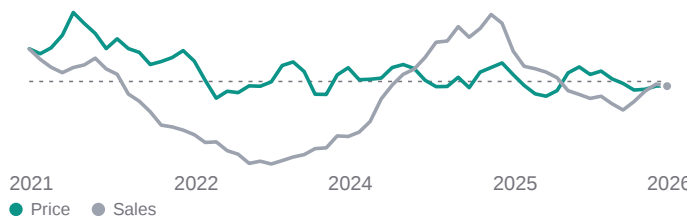


Growth (year over year)

Price -1.9% · Sales -2.0%

Price per square foot

\$277/ft²

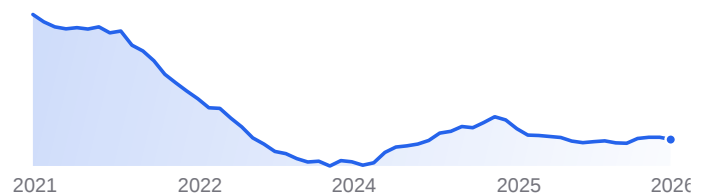
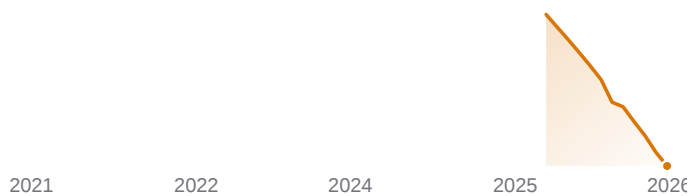


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

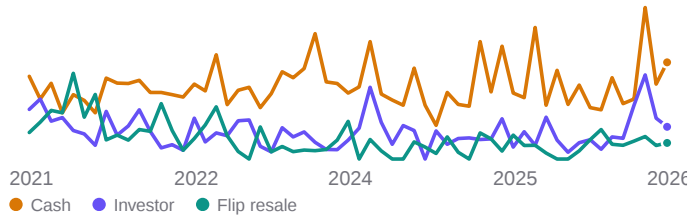
4.6%



BUYERS & OUTCOMES

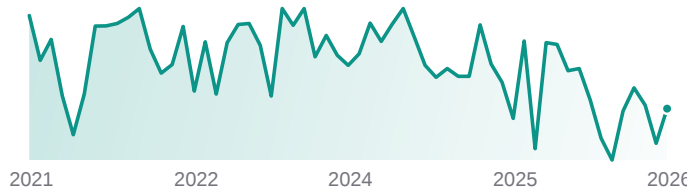
Buyer mix

Cash 22% · Investor 7.3% · Flip resale 3.6%



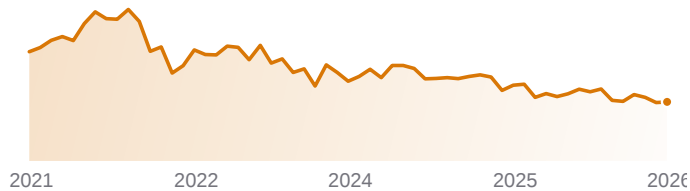
Sellers who sold at a gain

86%

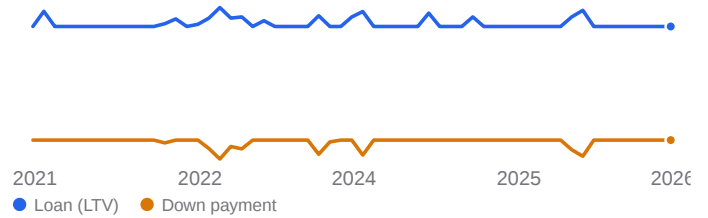


Median annualized return at resale

+3.5%

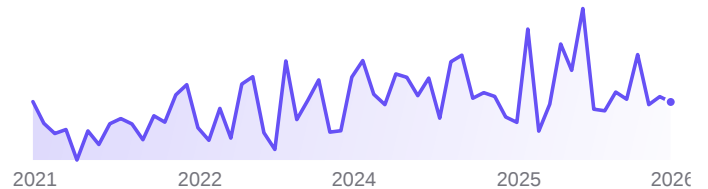


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



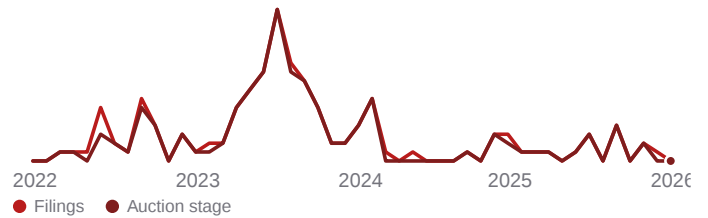
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	16,666
Median value (AVM)	\$598K
Median size	2,003 ft²
Median bedrooms	3
Median year built	1994
Single family	88%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	49%
Underwater (LTV 125% or more)	1.0%
Owner occupied	74%
Company owned	21%
Median loan-to-value	51%

Typical ownership tenure

10.9 yrs

COMMUNITY

Population	50,309
Density	2,756 / mi²
Median household income	\$112K
Average household income	\$140K
Crime index (US avg 100)	83
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	184
Homes occupied	97%
Bachelor's or higher	33%
Poverty rate	6.5%
Unemployment	1.2%
Average temp	52°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.