

Beaverton 97008

ZIP code · OR · Oregon > Washington County > Beaverton

BALANCED MARKET

\$546K

MEDIAN SALE PRICE

-4.5%

1-YR CHANGE

272

SALES (12 MO)

\$570K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 46 / 100



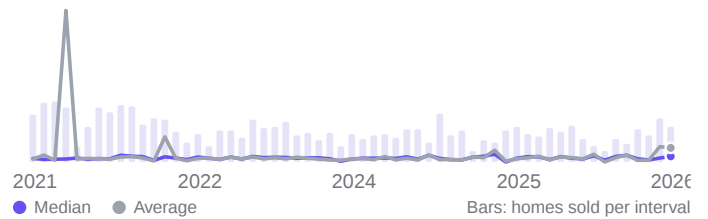
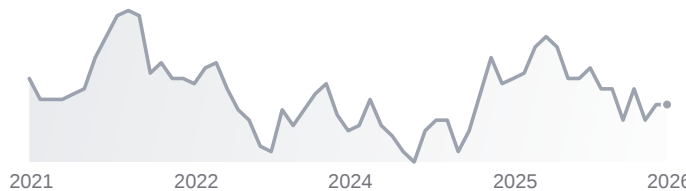
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

46 / 100

Sale prices

Median \$596K · Average \$830K

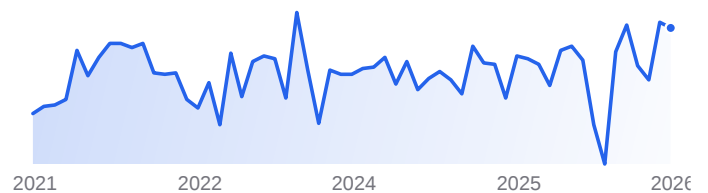
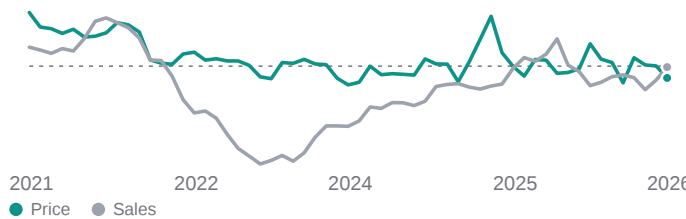


Growth (year over year)

Price -4.5% · Sales -0.4%

Price per square foot

\$339/ft²

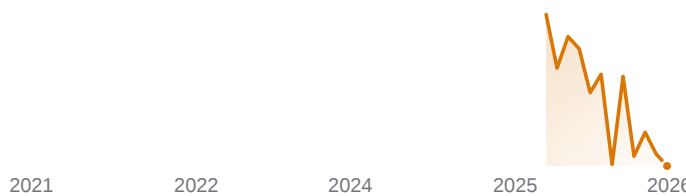


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

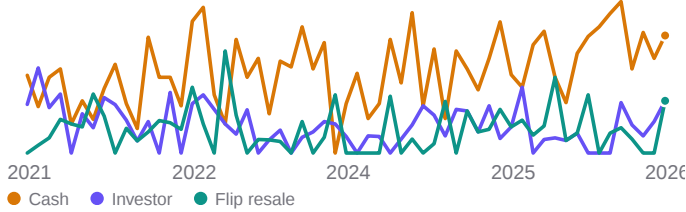
3.4%



BUYERS & OUTCOMES

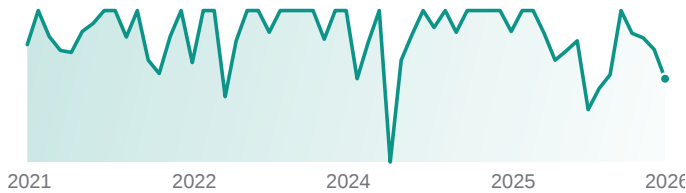
Buyer mix

Cash 31% · Investor 14% · Flip resale 14%



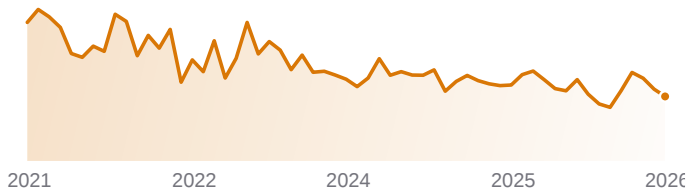
Sellers who sold at a gain

88%

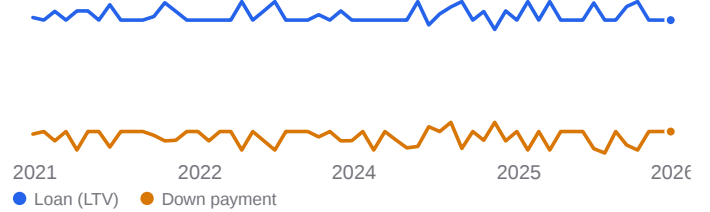


Median annualized return at resale

+3.8%

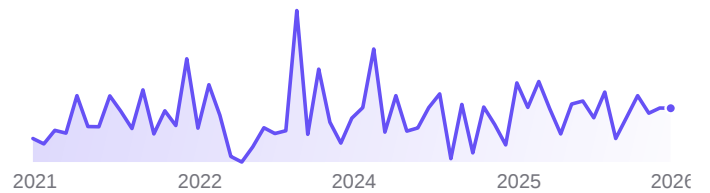


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



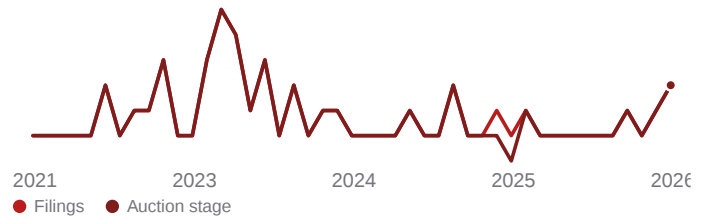
Typical hold before selling

9.8 yrs



Preforeclosure filings

Filings 3 · Auction stage 3



HOUSING STOCK

Homes	8,013
Median value (AVM)	\$570K
Median size	1,704 ft²
Median bedrooms	3
Median year built	1977
Single family	85%
Condos	8.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	57%
Underwater (LTV 125% or more)	1.3%
Owner occupied	72%
Company owned	24%
Median loan-to-value	44%

Typical ownership tenure

14.0 yrs

COMMUNITY

Population	29,524
Density	5,958 / mi²
Median household income	\$91K
Average household income	\$114K
Crime index (US avg 100)	119
Air pollution index (US avg 100)	105
Earthquake index (US avg 100)	187
Homes occupied	95%
Bachelor's or higher	33%
Poverty rate	12.1%
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.