

Beaverton 97078

ZIP code · OR · Oregon > Washington County > Beaverton

SELLER'S MARKET

\$499K

MEDIAN SALE PRICE

+1.9%

1-YR CHANGE

253

SALES (12 MO)

\$492K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 65 / 100



MARKET TRENDS (5 YEARS)

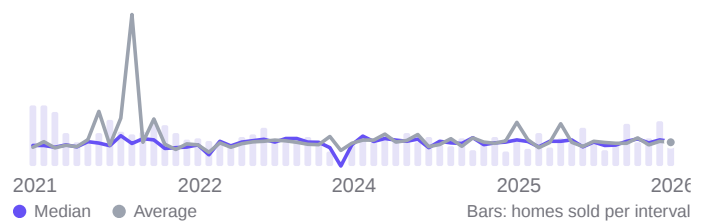
Market temperature (0–100)

65 / 100



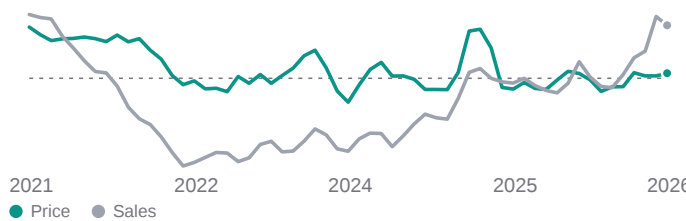
Sale prices

Median \$499K · Average \$493K



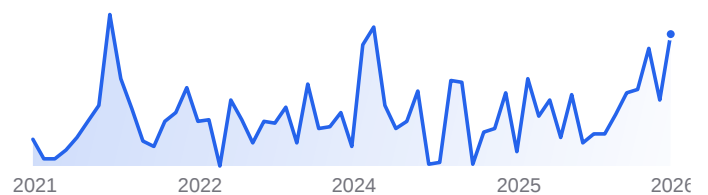
Growth (year over year)

Price +1.9% · Sales +19.9%



Price per square foot

\$355/ft²



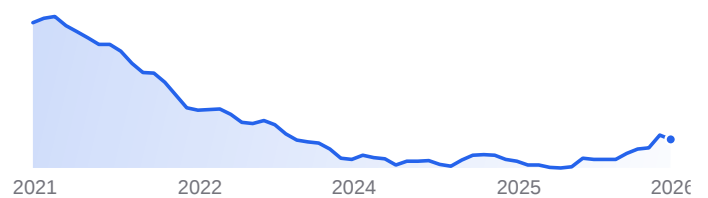
Sale premium vs estimated value

+0.0%



Annual turnover (share of homes sold)

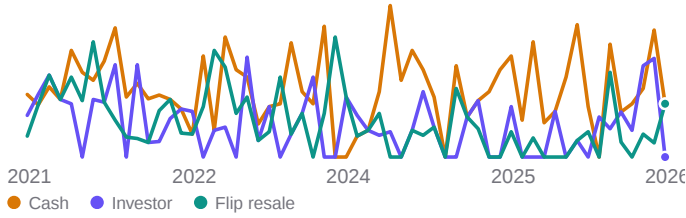
3.8%



BUYERS & OUTCOMES

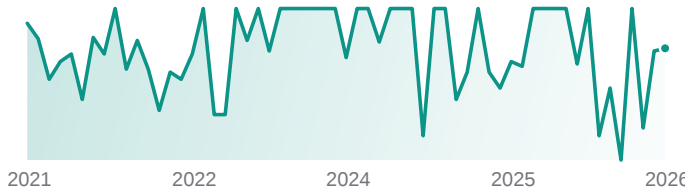
Buyer mix

Cash 11% · Investor 0% · Flip resale 11%



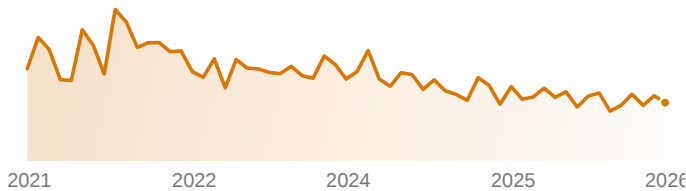
Sellers who sold at a gain

94%

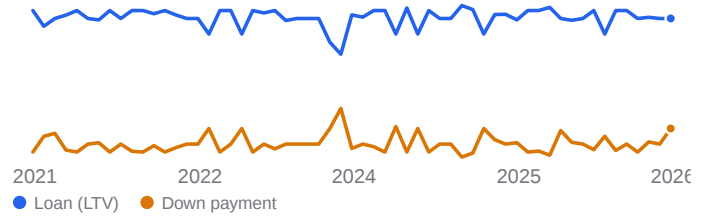


Median annualized return at resale

+4.1%

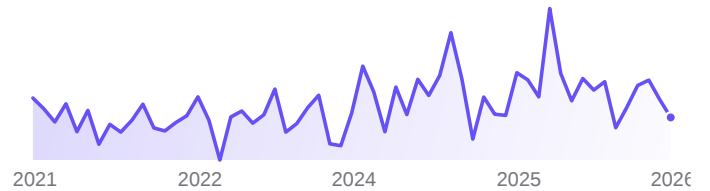


Financing (share of purchase price) Loan (LTV) 90% · Down payment 20%



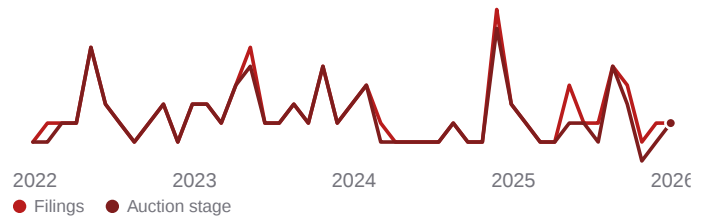
Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	6,578
Median value (AVM)	\$492K
Median size	1,528 ft²
Median bedrooms	3
Median year built	1977
Single family	93%
Condos	3.2%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	54%
Underwater (LTV 125% or more)	1.1%
Owner occupied	74%
Company owned	18%
Median loan-to-value	46%

Typical ownership tenure

13.0 yrs

COMMUNITY

Population	27,026
Density	3,082 / mi²
Median household income	\$83K
Average household income	\$107K
Crime index (US avg 100)	84
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	184
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	12.1%
Unemployment	1.3%
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.