

Banks 97106

ZIP code · OR · Oregon > Washington County > Banks

BUYER'S MARKET

\$376K

MEDIAN SALE PRICE

-40.1%

1-YR CHANGE

39

SALES (12 MO)

\$537K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 29 / 100



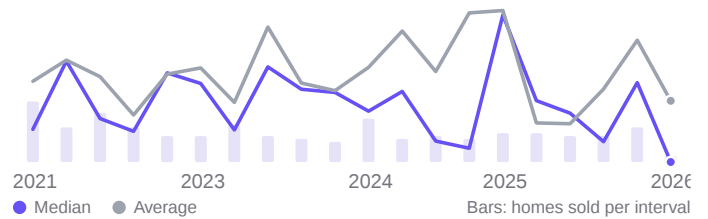
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

29 / 100

Sale prices

Median \$419K · Average \$535K

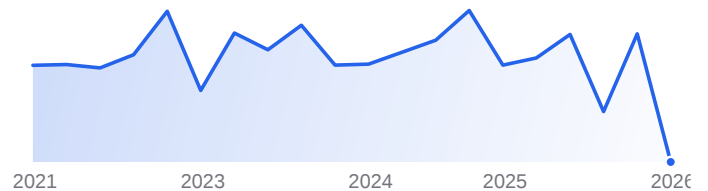
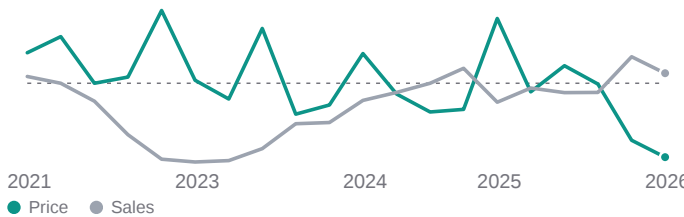


Growth (year over year)

Price -40.1% · Sales +5.4%

Price per square foot

\$182/ft²

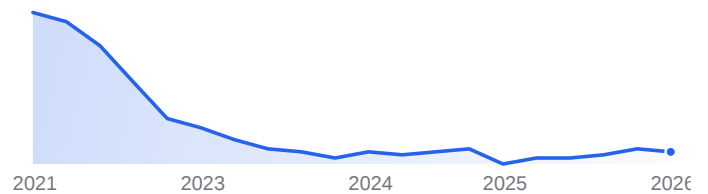


Sale premium vs estimated value

-0.2%

Annual turnover (share of homes sold)

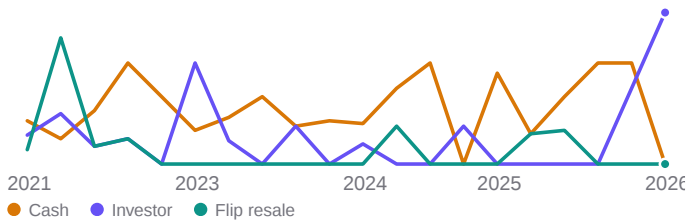
2.9%



BUYERS & OUTCOMES

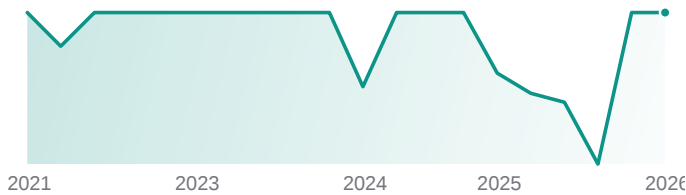
Buyer mix

Cash 0% · Investor 50% · Flip resale 0%



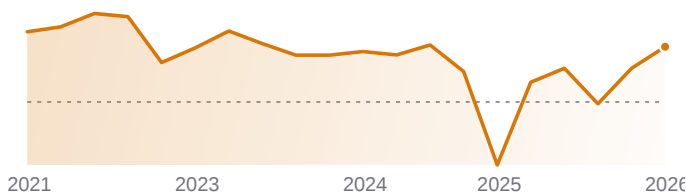
Sellers who sold at a gain

100%

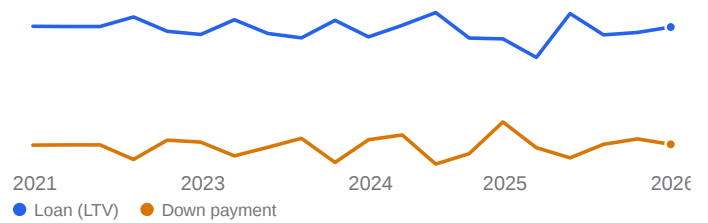


Median annualized return at resale

+6.4%

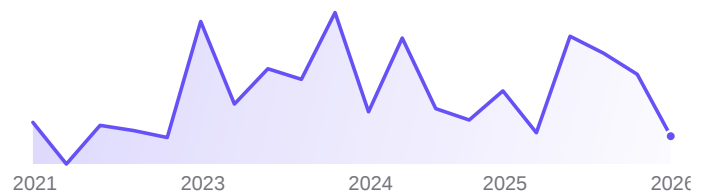


Financing (share of purchase price) Loan (LTV) 85% · Down payment 15%



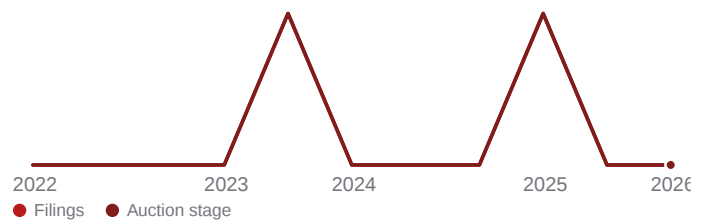
Typical hold before selling

4.0 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	1,355
Median value (AVM)	\$537K
Median size	1,952 ft²
Median bedrooms	3
Median year built	1988
Single family	83%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	48%
Underwater (LTV 125% or more)	1.7%
Owner occupied	69%
Company owned	23%
Median loan-to-value	52%
Typical ownership tenure	17.0 yrs

COMMUNITY

Population	4,414
Density	76 / mi²
Median household income	\$108K
Average household income	\$140K
Crime index (US avg 100)	72
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	192
Homes occupied	96%
Bachelor's or higher	25%
Poverty rate	6.3%
Unemployment	1.3%
Average temp	51°F
Annual precip	56 in
Sunshine	48%

Market metrics are derived from recorded arms-length deeds through July 2026, aggregated quarterly (lower sales volume). Temperature blends price momentum, sales velocity, turnover and resale outcomes, ranked nationally against geographies of the same type.