

Forest Grove 97116

ZIP code · OR · Oregon > Washington County > Forest Grove

BALANCED MARKET

\$498K

MEDIAN SALE PRICE

-3.9%

1-YR CHANGE

376

SALES (12 MO)

\$494K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 57 / 100



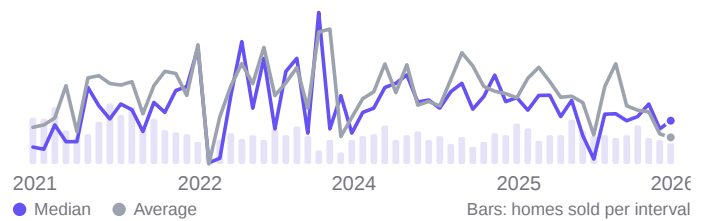
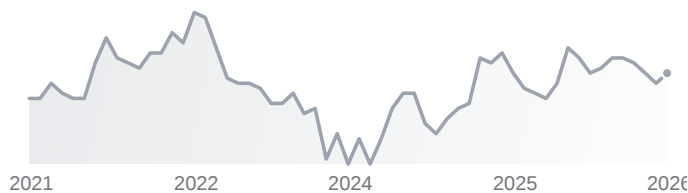
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

57 / 100

Sale prices

Median \$495K · Average \$475K

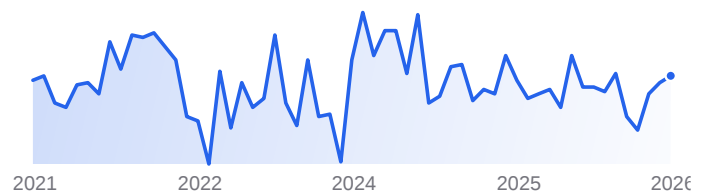
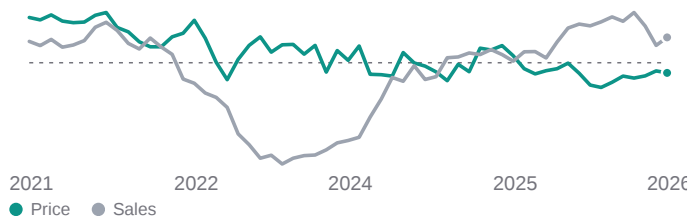


Growth (year over year)

Price -3.9% · Sales +9.6%

Price per square foot

\$274/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

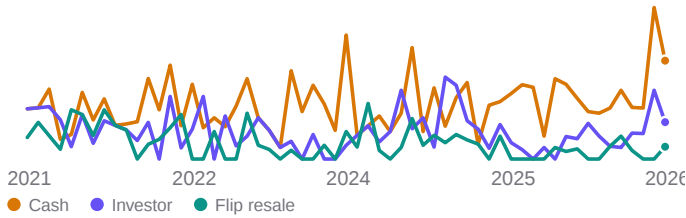
4.9%



BUYERS & OUTCOMES

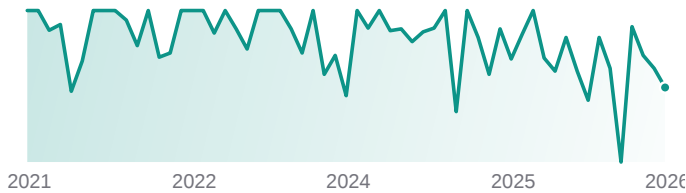
Buyer mix

Cash 29% · Investor 11% · Flip resale 3.6%



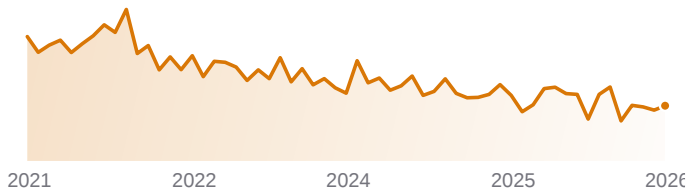
Sellers who sold at a gain

81%

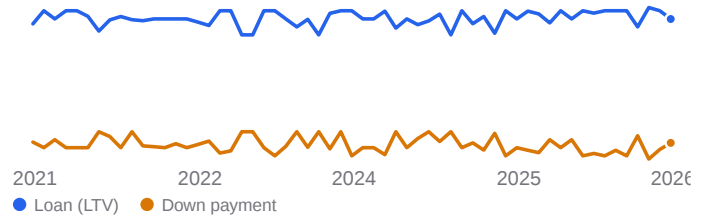


Median annualized return at resale

+4.0%

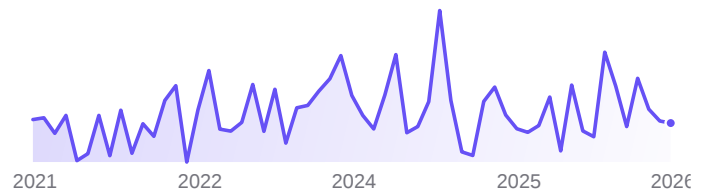


Financing (share of purchase price) Loan (LTV) 90% · Down payment 13%



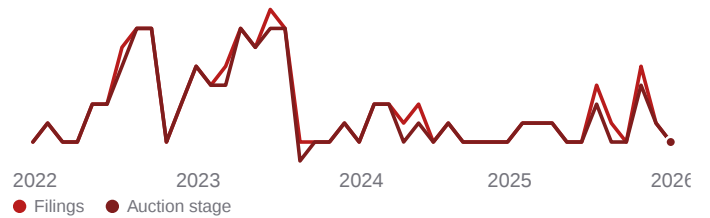
Typical hold before selling

6.2 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	7,740
Median value (AVM)	\$494K
Median size	1,708 ft²
Median bedrooms	3
Median year built	1993
Single family	83%
Condos	1.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	21%
Median loan-to-value	53%

Typical ownership tenure

11.3 yrs

COMMUNITY

Population	30,542
Density	437 / mi²
Median household income	\$86K
Average household income	\$99K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	106
Earthquake index (US avg 100)	193
Homes occupied	96%
Bachelor's or higher	21%
Poverty rate	12.1%
Unemployment	1.1%
Average temp	51°F
Annual precip	55 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.