

Hillsboro 97123

ZIP code · OR · Oregon > Washington County > Hillsboro

BUYER'S MARKET

\$498K

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

604

SALES (12 MO)

\$499K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 32 / 100



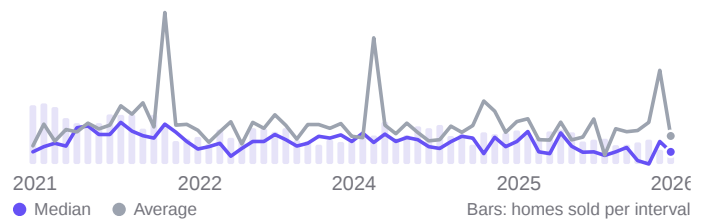
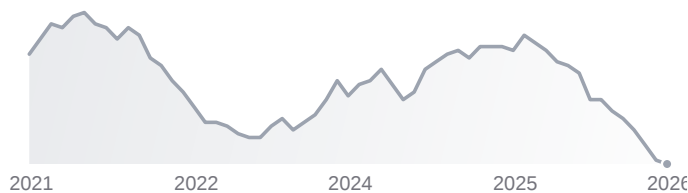
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

32 / 100

Sale prices

Median \$500K · Average \$546K

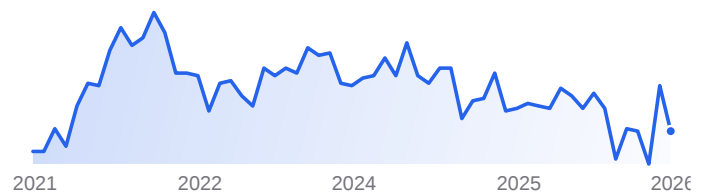
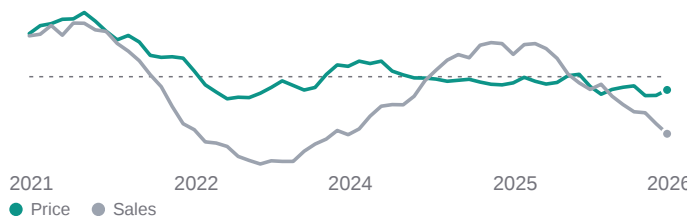


Growth (year over year)

Price -5.9% · Sales -25.4%

Price per square foot

\$287/ft²

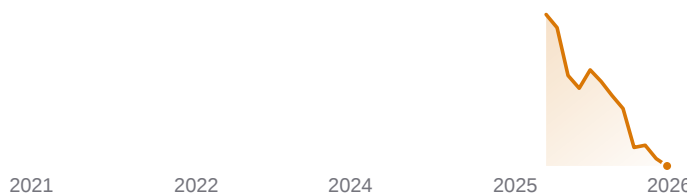


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

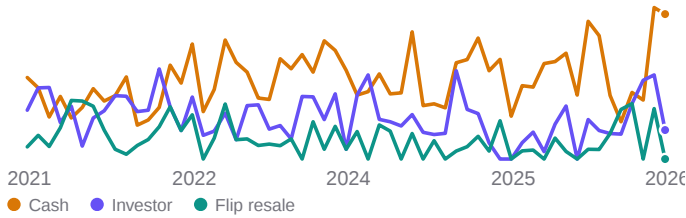
3.9%



BUYERS & OUTCOMES

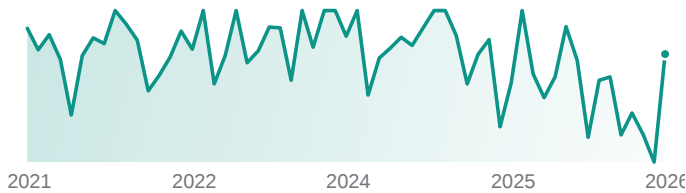
Buyer mix

Cash 28% · Investor 5.6% · Flip resale 0%



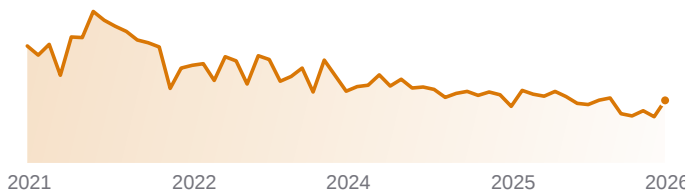
Sellers who sold at a gain

94%

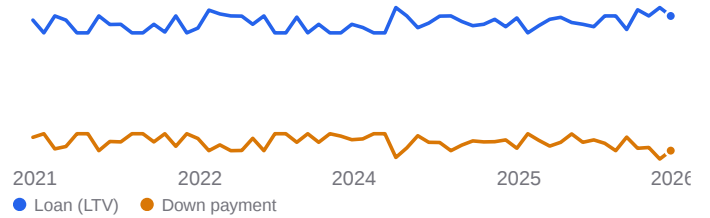


Median annualized return at resale

+4.5%

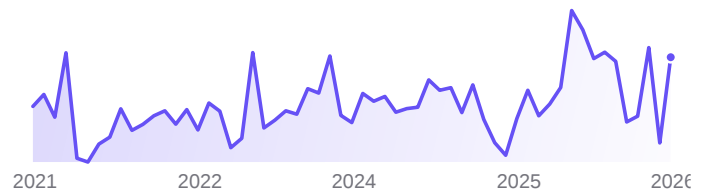


Financing (share of purchase price) Loan (LTV) 90% · Down payment 10%



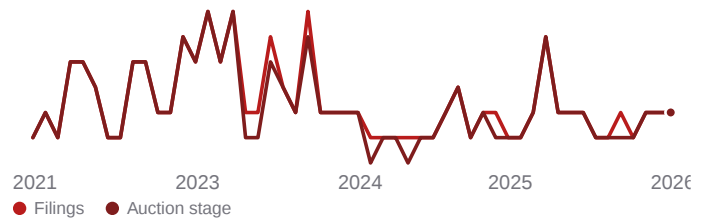
Typical hold before selling

9.7 yrs



Preforeclosure filings

Filings 2 · Auction stage 2



HOUSING STOCK

Homes	15,656
Median value (AVM)	\$499K
Median size	1,700 ft²
Median bedrooms	3
Median year built	1997
Single family	92%
Condos	1.4%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	46%
Underwater (LTV 125% or more)	1.4%
Owner occupied	74%
Company owned	19%
Median loan-to-value	54%

Typical ownership tenure

9.8 yrs

COMMUNITY

Population	47,850
Density	925 / mi²
Median household income	\$95K
Average household income	\$120K
Crime index (US avg 100)	97
Air pollution index (US avg 100)	108
Earthquake index (US avg 100)	186
Homes occupied	97%
Bachelor's or higher	22%
Poverty rate	9.0%
Unemployment	1.2%
Average temp	53°F
Annual precip	43 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.