

Sherwood 97140

ZIP code · OR · Oregon > Washington County > Sherwood

BALANCED MARKET

\$655K

MEDIAN SALE PRICE

-0.3%

1-YR CHANGE

369

SALES (12 MO)

\$621K

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 42 / 100



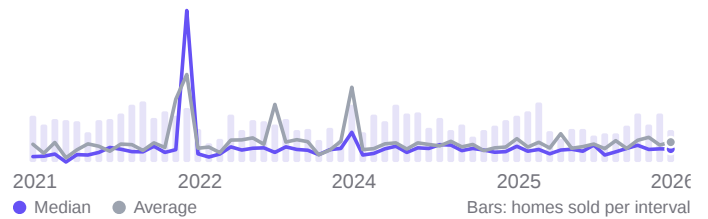
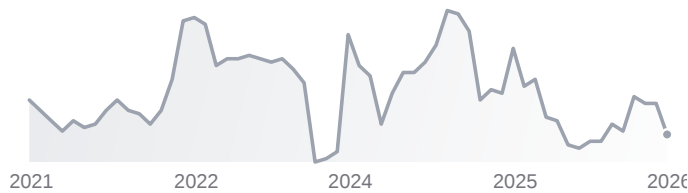
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

42 / 100

Sale prices

Median \$655K · Average \$766K

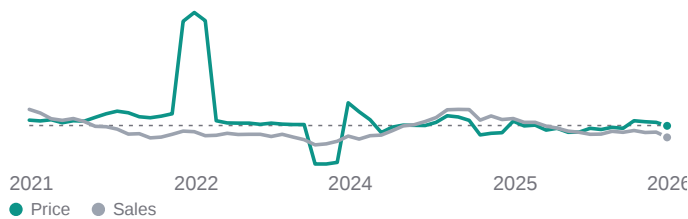


Growth (year over year)

Price -0.3% · Sales -16.9%

Price per square foot

\$302/ft²



Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

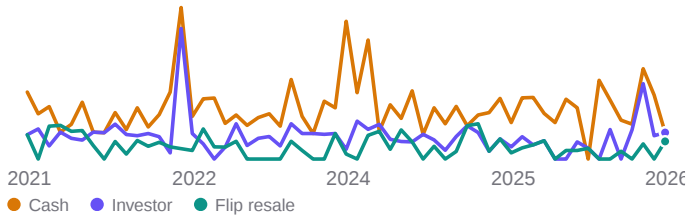
4.2%



BUYERS & OUTCOMES

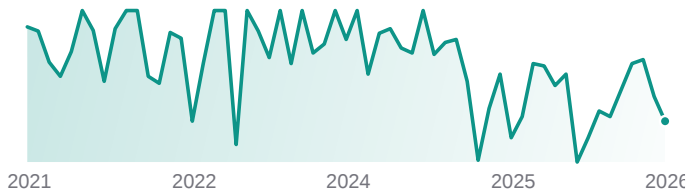
Buyer mix

Cash 10% · Investor 10% · Flip resale 6.9%



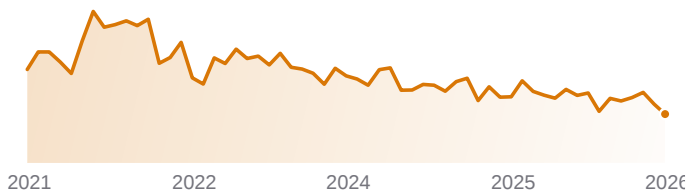
Sellers who sold at a gain

83%

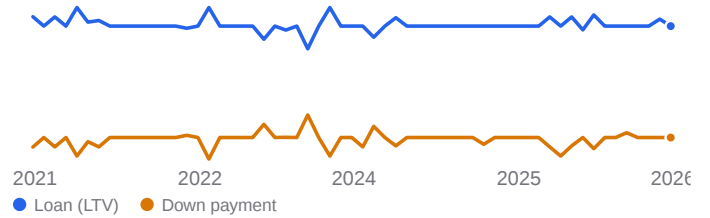


Median annualized return at resale

+3.2%

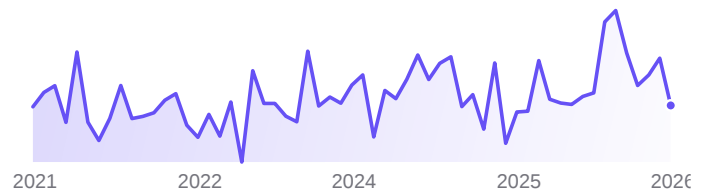


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.7 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,711
Median value (AVM)	\$621K
Median size	1,961 ft²
Median bedrooms	3
Median year built	1997
Single family	86%
Condos	5.9%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	47%
Underwater (LTV 125% or more)	1.5%
Owner occupied	73%
Company owned	23%
Median loan-to-value	53%

Typical ownership tenure

10.8 yrs

COMMUNITY

Population	30,807
Density	706 / mi²
Median household income	\$126K
Average household income	\$146K
Crime index (US avg 100)	67
Air pollution index (US avg 100)	111
Earthquake index (US avg 100)	183
Homes occupied	97%
Bachelor's or higher	31%
Poverty rate	4.4%
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.