

Bend 97701

ZIP code · OR · Oregon > Deschutes County > Bend

BUYER'S MARKET

\$588K

MEDIAN SALE PRICE

-6.4%

1-YR CHANGE

571

SALES (12 MO)

\$598K

MEDIAN VALUE (AVM)

Market temperature

Buyer's market · 35 / 100



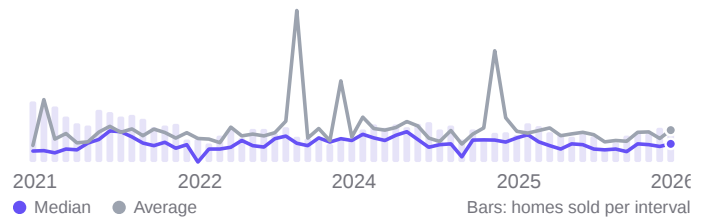
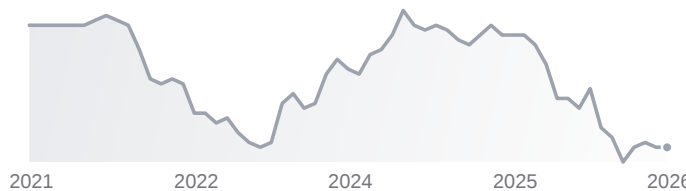
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

35 / 100

Sale prices

Median \$595K · Average \$675K

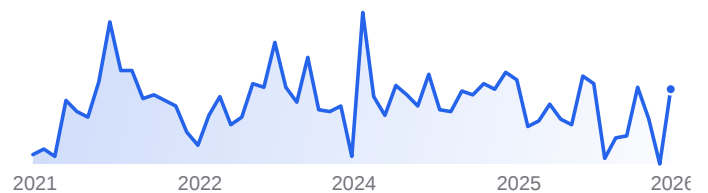
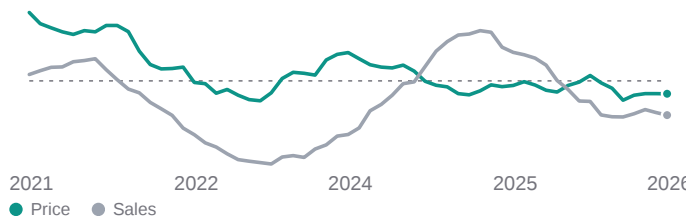


Growth (year over year)

Price -6.4% · Sales -16.9%

Price per square foot

\$357/ft²

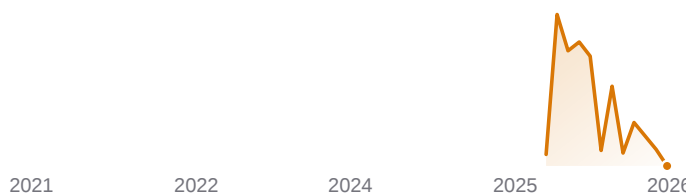


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

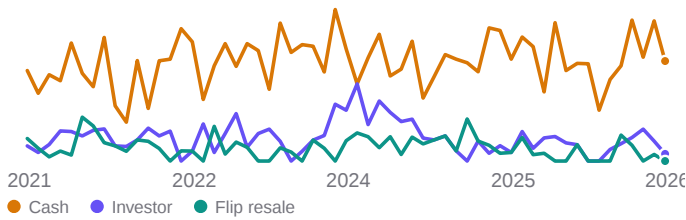
4.1%



BUYERS & OUTCOMES

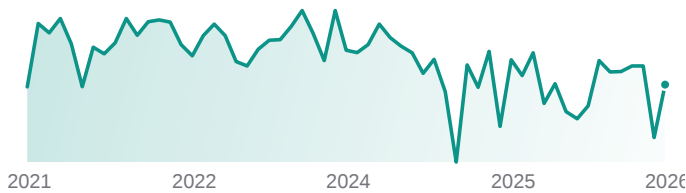
Buyer mix

Cash 25% · Investor 1.8% · Flip resale 0%



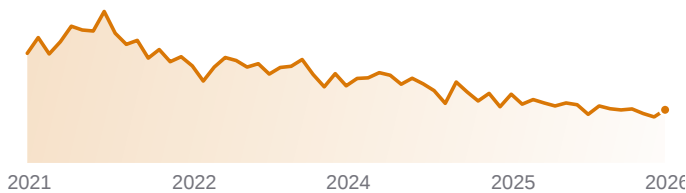
Sellers who sold at a gain

84%

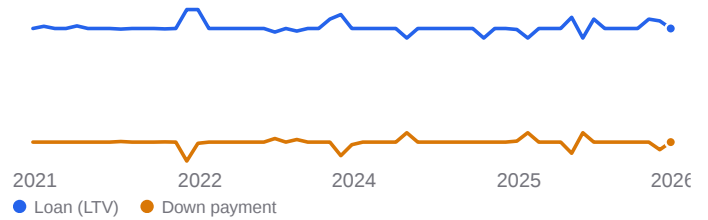


Median annualized return at resale

+5.6%

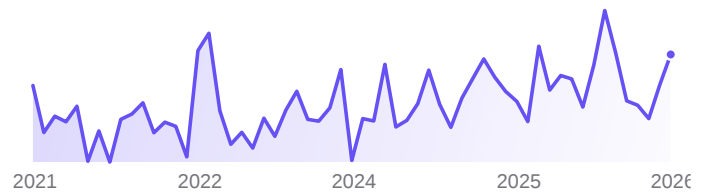


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



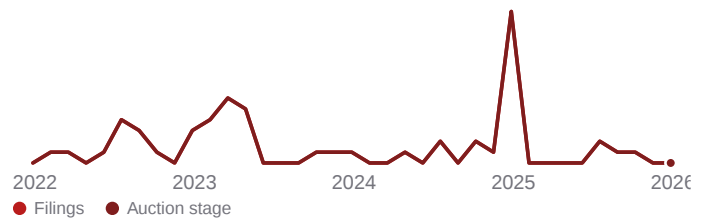
Typical hold before selling

8.3 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	13,815
Median value (AVM)	\$598K
Median size	1,712 ft²
Median bedrooms	3
Median year built	1998
Single family	87%
Condos	2.7%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	60%
Underwater (LTV 125% or more)	0.9%
Owner occupied	70%
Company owned	30%
Median loan-to-value	41%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	47,791
Density	105 / mi²
Median household income	\$81K
Average household income	\$102K
Crime index (US avg 100)	96
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	81
Homes occupied	95%
Bachelor's or higher	27%
Poverty rate	8.8%
Unemployment	1.3%
Average temp	45°F
Annual precip	11 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.