

Bend 97702

ZIP code · OR · Oregon > Deschutes County > Bend

SELLER'S MARKET

\$711K

MEDIAN SALE PRICE

+7.2%

1-YR CHANGE

967

SALES (12 MO)

\$712K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 60 / 100



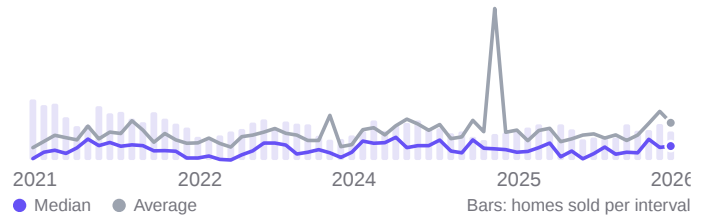
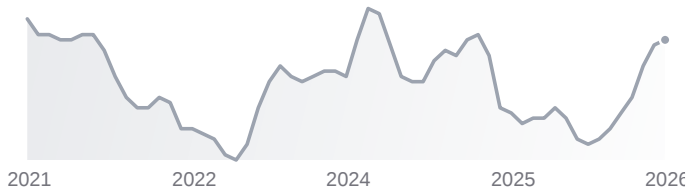
MARKET TRENDS (5 YEARS)

Market temperature (0-100)

60 / 100

Sale prices

Median \$697K · Average \$876K

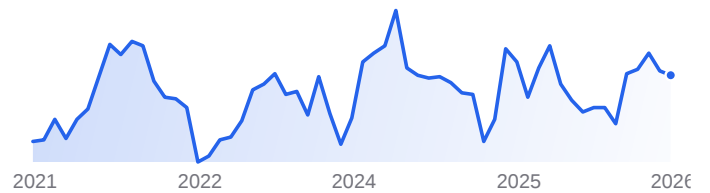
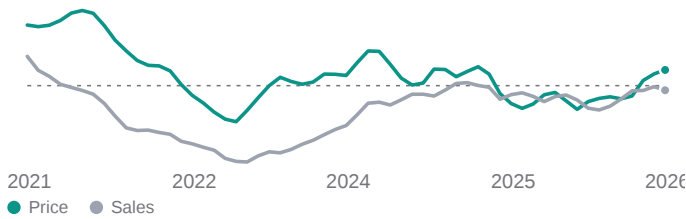


Growth (year over year)

Price +7.2% · Sales -2.1%

Price per square foot

\$379/ft²

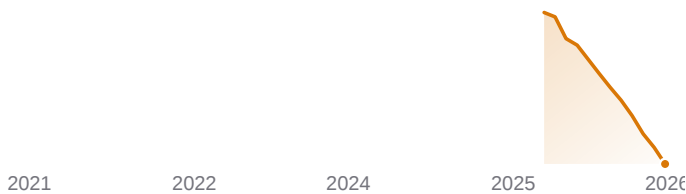


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

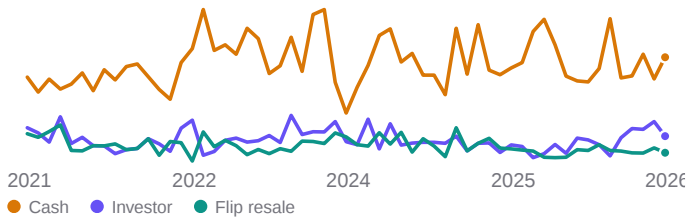
4.6%



BUYERS & OUTCOMES

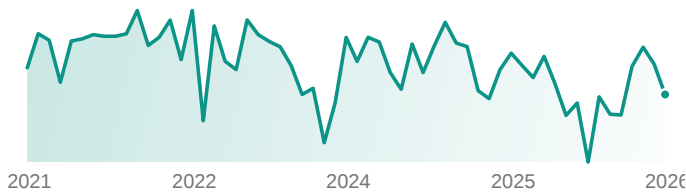
Buyer mix

Cash 31% · Investor 7.5% · Flip resale 2.5%



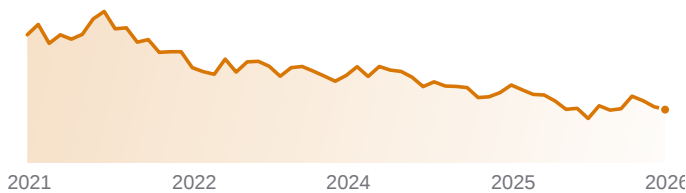
Sellers who sold at a gain

87%

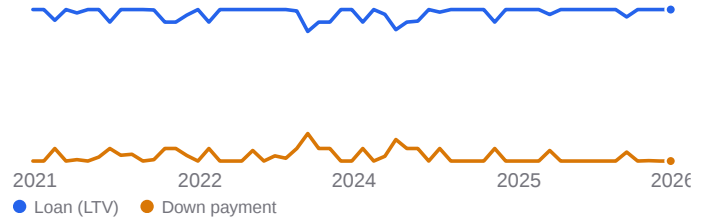


Median annualized return at resale

+5.5%

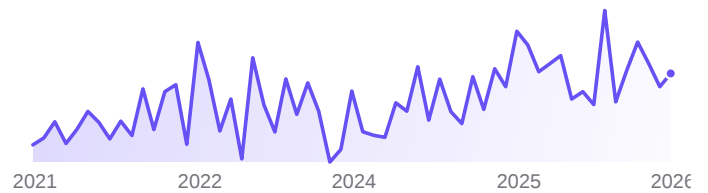


Financing (share of purchase price) Loan (LTV) 80% · Down payment 20%



Typical hold before selling

6.6 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	20,943
Median value (AVM)	\$712K
Median size	1,878 ft²
Median bedrooms	3
Median year built	2002
Single family	84%
Condos	3.5%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	64%
Underwater (LTV 125% or more)	1.2%
Owner occupied	70%
Company owned	34%
Median loan-to-value	38%

Typical ownership tenure

7.8 yrs

COMMUNITY

Population	55,025
Density	278 / mi²
Median household income	\$87K
Average household income	\$116K
Crime index (US avg 100)	82
Air pollution index (US avg 100)	120
Earthquake index (US avg 100)	81
Homes occupied	91%
Bachelor's or higher	31%
Poverty rate	9.3%
Unemployment	1.4%
Average temp	45°F
Annual precip	14 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.