

Bend 97703

ZIP code · OR · Oregon > Deschutes County > Bend

BALANCED MARKET

\$1M

MEDIAN SALE PRICE

-5.9%

1-YR CHANGE

668

SALES (12 MO)

\$1.1M

MEDIAN VALUE (AVM)

Market temperature

Balanced market · 45 / 100



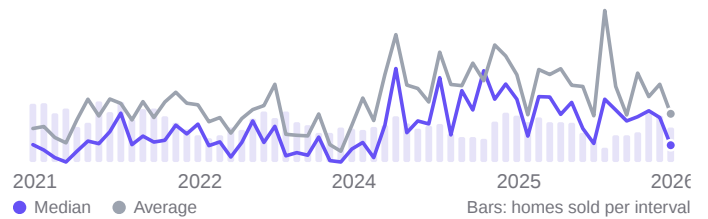
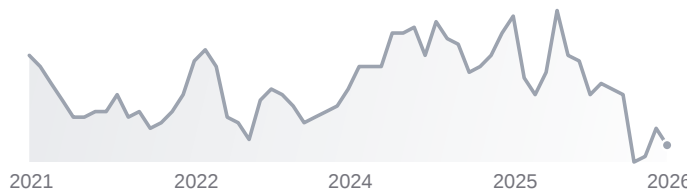
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

45 / 100

Sale prices

Median \$938K · Average \$1.1M

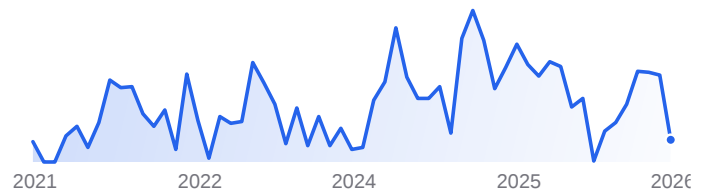
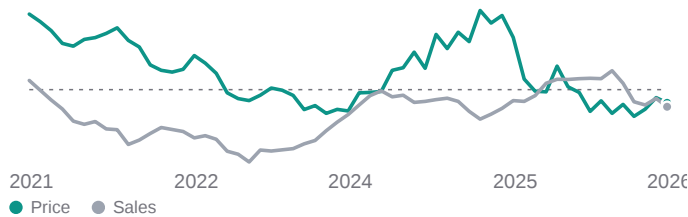


Growth (year over year)

Price -5.9% · Sales -7.6%

Price per square foot

\$446/ft²

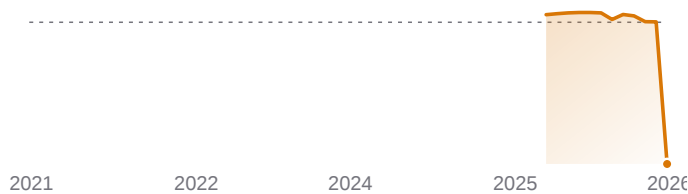


Sale premium vs estimated value

-2.1%

Annual turnover (share of homes sold)

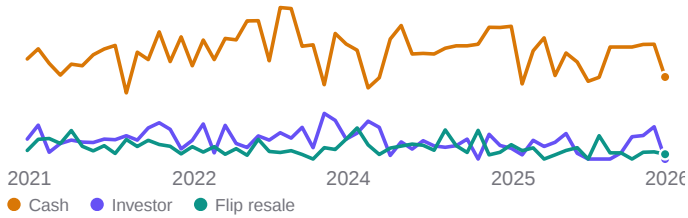
4.6%



BUYERS & OUTCOMES

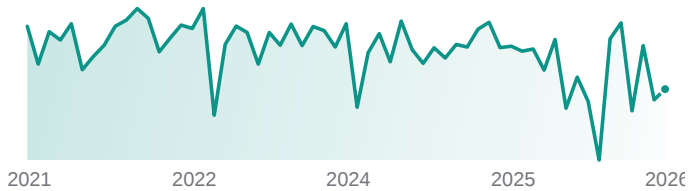
Buyer mix

Cash 29% · Investor 0% · Flip resale 1.7%



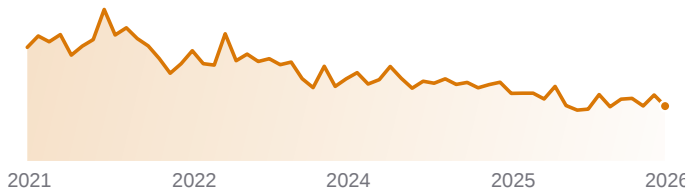
Sellers who sold at a gain

86%

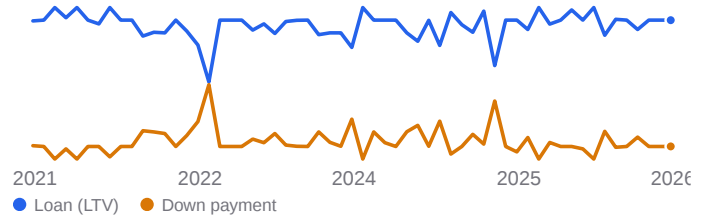


Median annualized return at resale

+5.8%

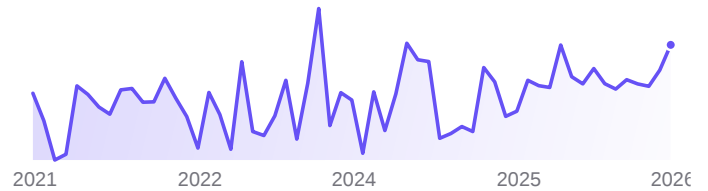


Financing (share of purchase price) Loan (LTV) 75% · Down payment 25%



Typical hold before selling

7.1 yrs



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	14,588
Median value (AVM)	\$1.1M
Median size	2,112 ft²
Median bedrooms	3
Median year built	1999
Single family	89%
Condos	3.8%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	72%
Underwater (LTV 125% or more)	1.3%
Owner occupied	69%
Company owned	43%
Median loan-to-value	30%

Typical ownership tenure

7.9 yrs

COMMUNITY

Population	32,064
Density	84 / mi²
Median household income	\$120K
Average household income	\$148K
Crime index (US avg 100)	77
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	89
Homes occupied	88%
Bachelor's or higher	35%
Poverty rate	5.7%
Unemployment	1.3%
Average temp	42°F
Annual precip	35 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.