

Bend 97707

ZIP code · OR · Oregon > Deschutes County > Bend

SELLER'S MARKET

\$628K

MEDIAN SALE PRICE

+3.3%

1-YR CHANGE

368

SALES (12 MO)

\$687K

MEDIAN VALUE (AVM)

Market temperature

Seller's market · 62 / 100

Buyer's market

Balanced

Seller's market

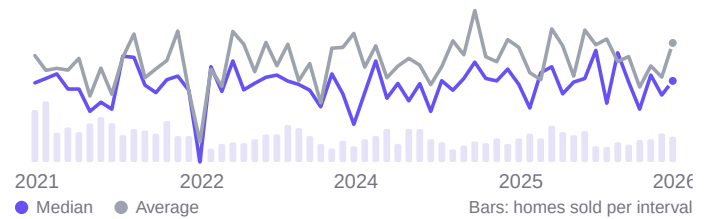
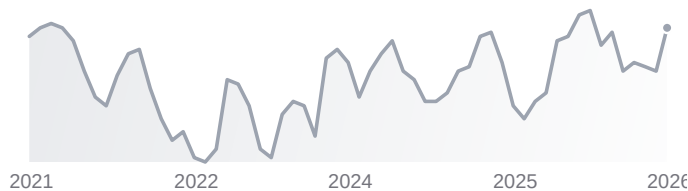
MARKET TRENDS (5 YEARS)

Market temperature (0–100)

62 / 100

Sale prices

Median \$640K · Average \$801K

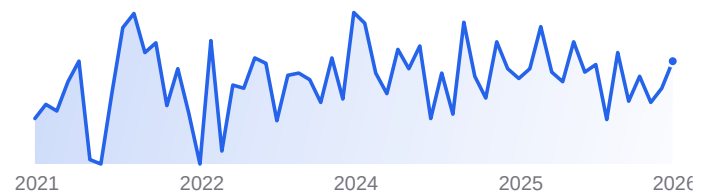
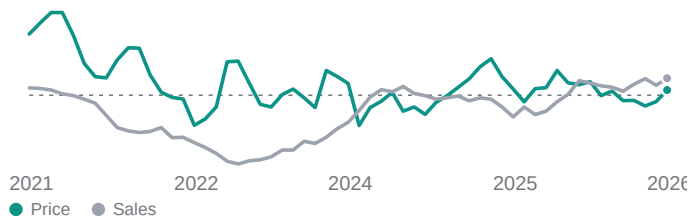


Growth (year over year)

Price +3.3% · Sales +10.8%

Price per square foot

\$418/ft²

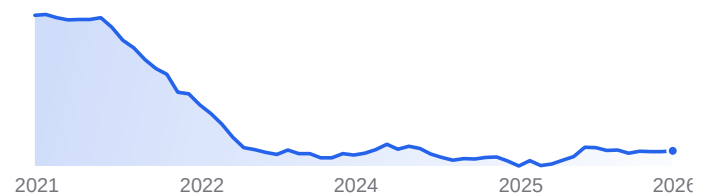


Sale premium vs estimated value

+0.0%

Annual turnover (share of homes sold)

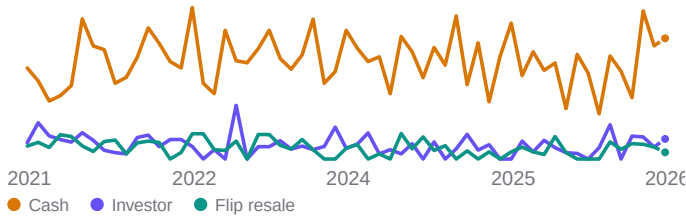
4.5%



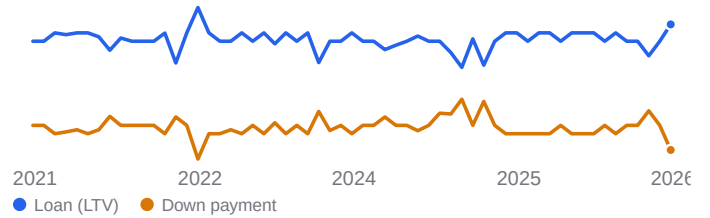
BUYERS & OUTCOMES

Buyer mix

Cash 56% · Investor 9.4% · Flip resale 3.1%



Financing (share of purchase price) Loan (LTV) 85% · Down payment 10%



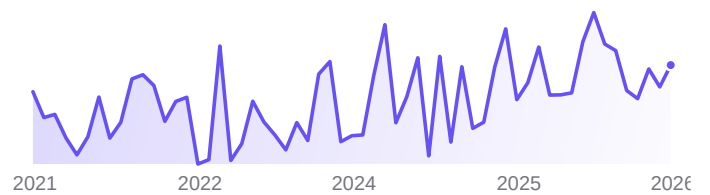
Sellers who sold at a gain

83%



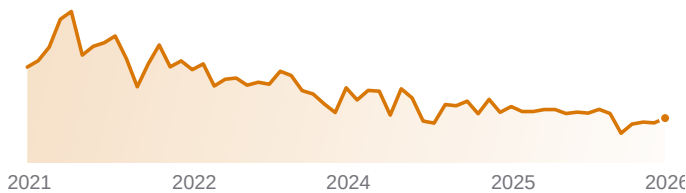
Typical hold before selling

6.2 yrs



Median annualized return at resale

+6.7%



Preforeclosure filings

Filings 1 · Auction stage 1



HOUSING STOCK

Homes	8,245
Median value (AVM)	\$687K
Median size	1,800 ft²
Median bedrooms	3
Median year built	1992
Single family	79%
Condos	10%

EQUITY & OWNERSHIP

Equity rich (LTV 50% or less)	69%
Underwater (LTV 125% or more)	1.2%
Owner occupied	26%
Company owned	42%
Median loan-to-value	30%

Typical ownership tenure

8.1 yrs

COMMUNITY

Population	9,400
Density	52 / mi²
Median household income	\$85K
Average household income	\$103K
Crime index (US avg 100)	153
Air pollution index (US avg 100)	114
Earthquake index (US avg 100)	89
Homes occupied	49%
Bachelor's or higher	34%
Poverty rate	5.2%
Unemployment	1.0%
Average temp	43°F
Annual precip	28 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.