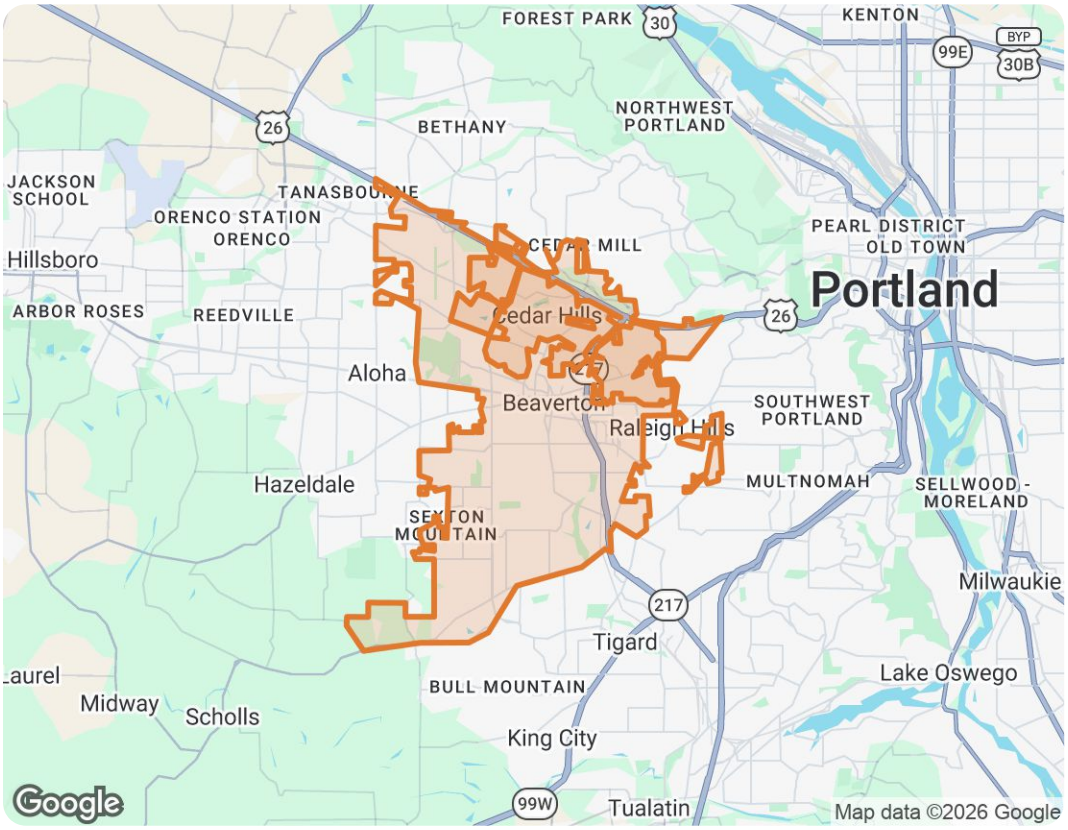
Beaverton, Oregon





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Beaverton, Oregon

Market Trends

Market Trends for Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

October 2026

Market Type

Seller's Market | Balanced Market | Buyer's Market

Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
3.56	105.9%	35	$535,000
↓ 5.32% MoM	↑ 7.01% MoM	↑ 16.67% MoM	↓ 1.83% MoM

October 2026 Median Estimated Property Value

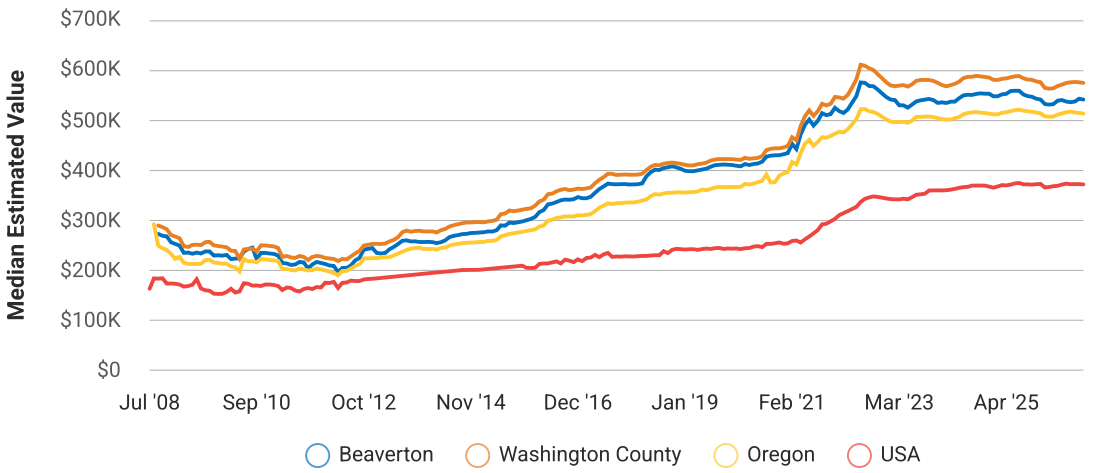
Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

Median Estimated Value	Last Month Change	12 Month Change
$541,030	-0.3%	-1%



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Beaverton, Oregon

October 2026 Active Listings

Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

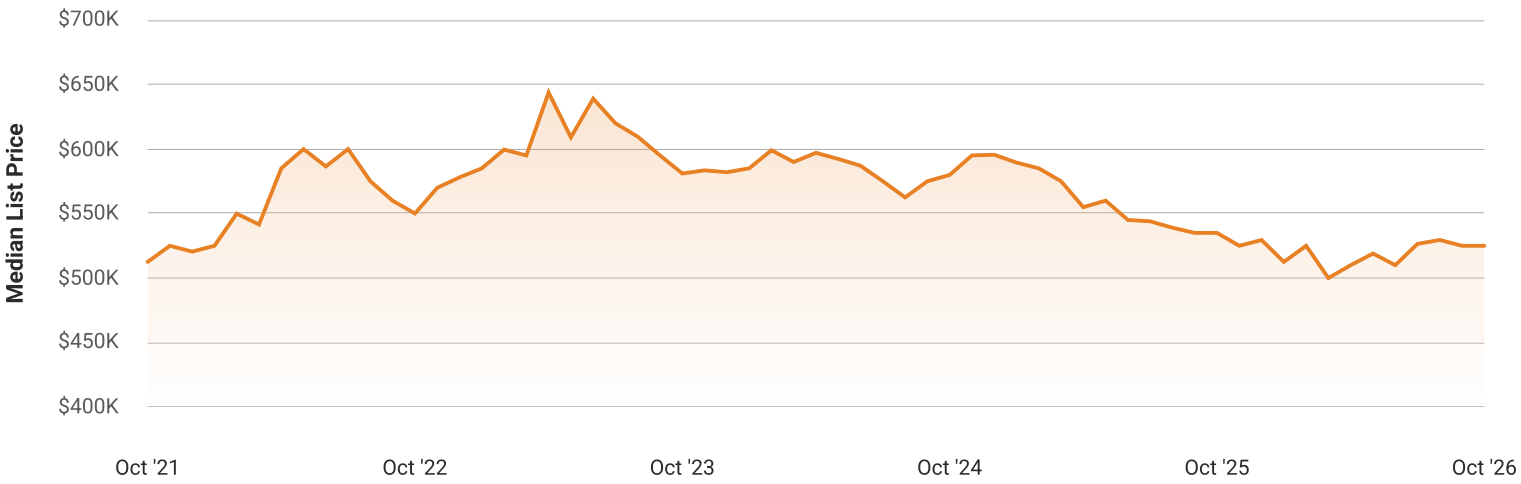
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - $525,000

0% Month over Month



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Beaverton, Oregon

October 2026 Sold Listings

Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

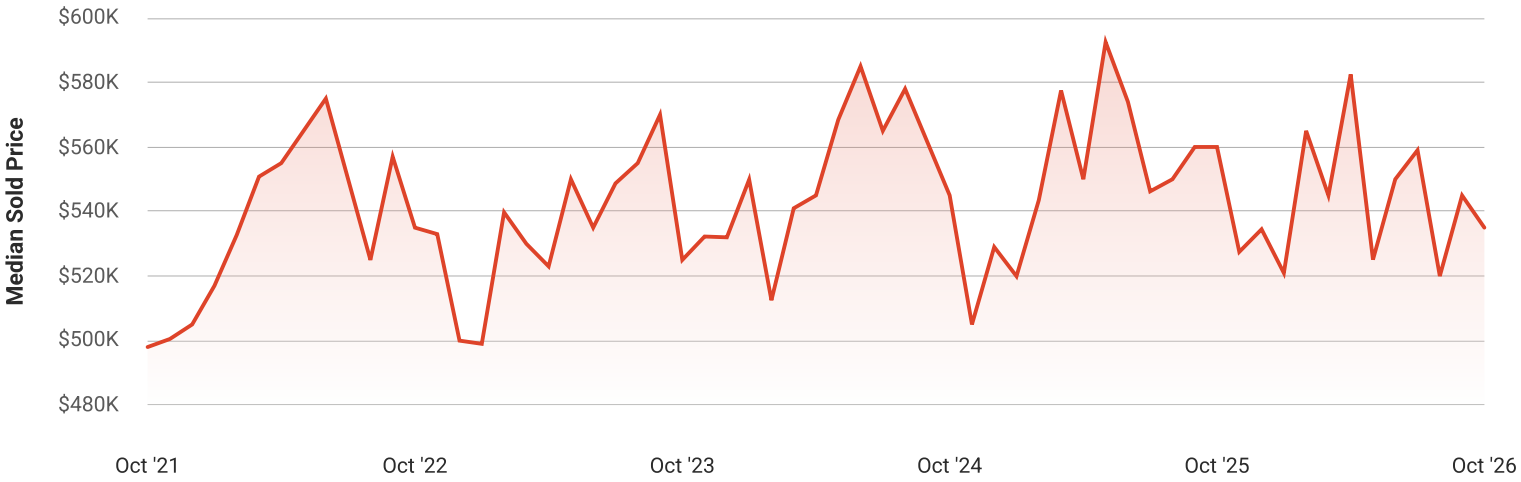
This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - $535,000

↓ 1.8% Month over Month



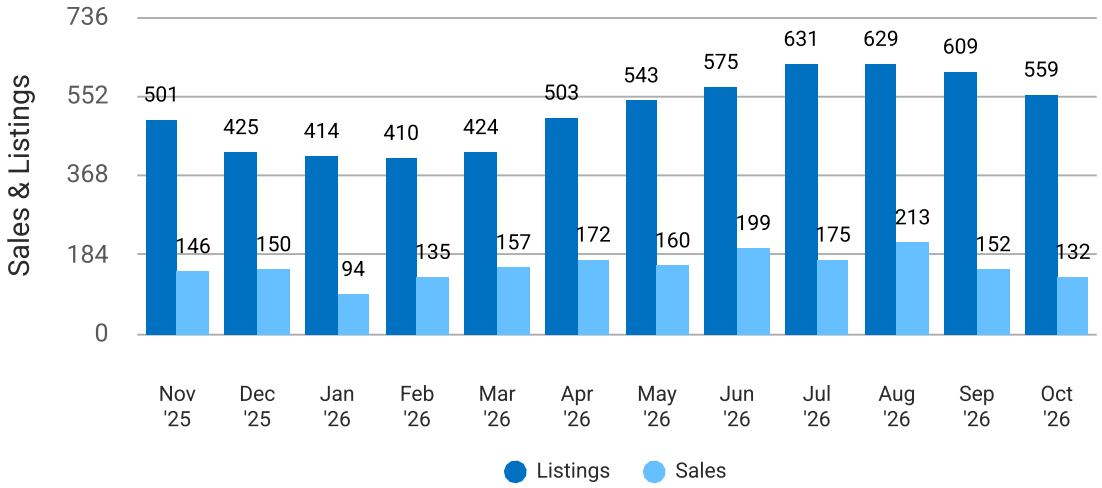
Total Sales and Active Listings in Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



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Beaverton, Oregon

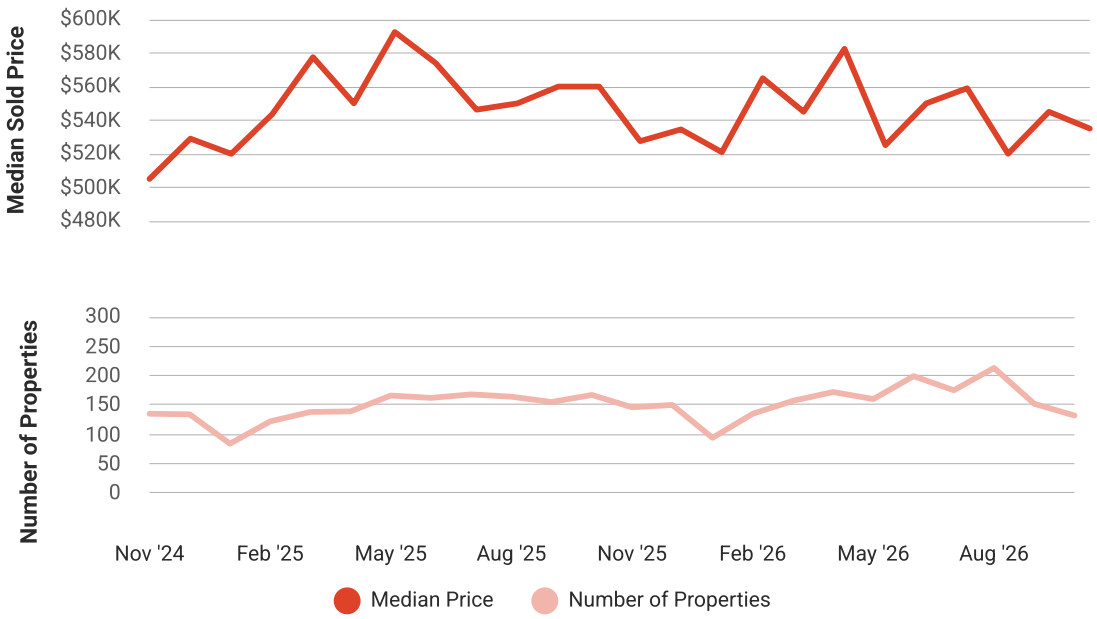
Median Sold Price vs Sold Listings in Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



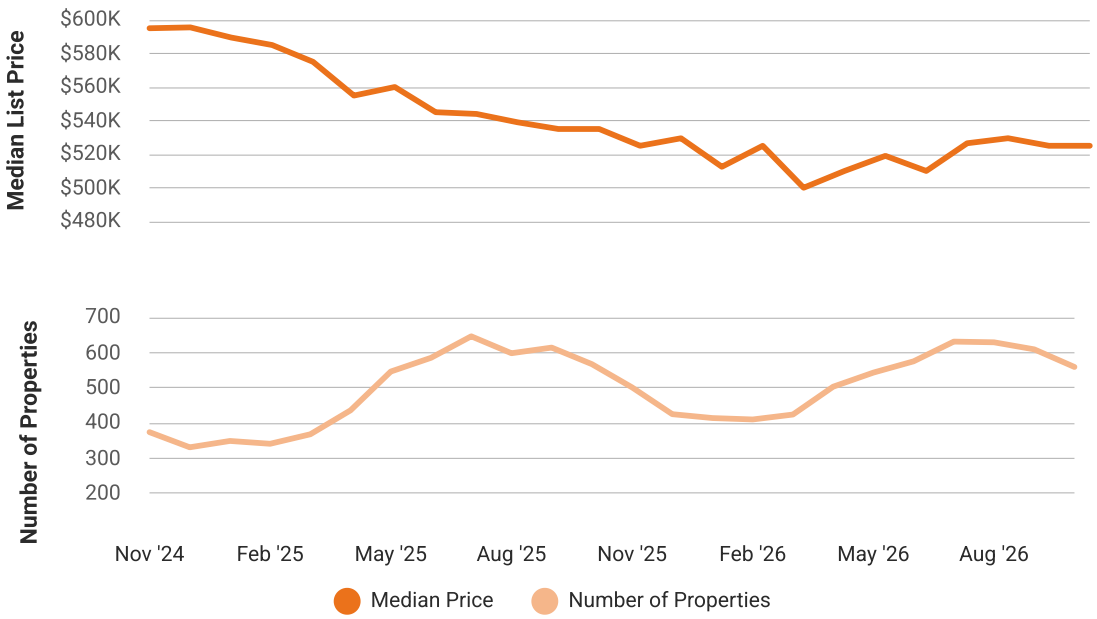
Median List Price vs Active Listings in Beaverton, Oregon

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



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Beaverton, Oregon

Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 10/31/2026	$541,030	$542,720 -0.31%	$535,760 +0.98%	$546,600 -1.02%	$553,390 -2.23%	$542,260 -0.23%
Median Sold Price Last Updated: 10/31/2026	$535,000	$544,975 -1.83%	$559,000 -4.29%	$560,000 -4.46%	$545,000 -1.83%	$525,000 +1.9%
Median List Price Last Updated: 10/31/2026	$525,000	$525,000 0%	$526,500 -0.28%	$534,990 -1.87%	$579,900 -9.47%	$581,000 -9.64%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

Market Activity

Market Activity Filters

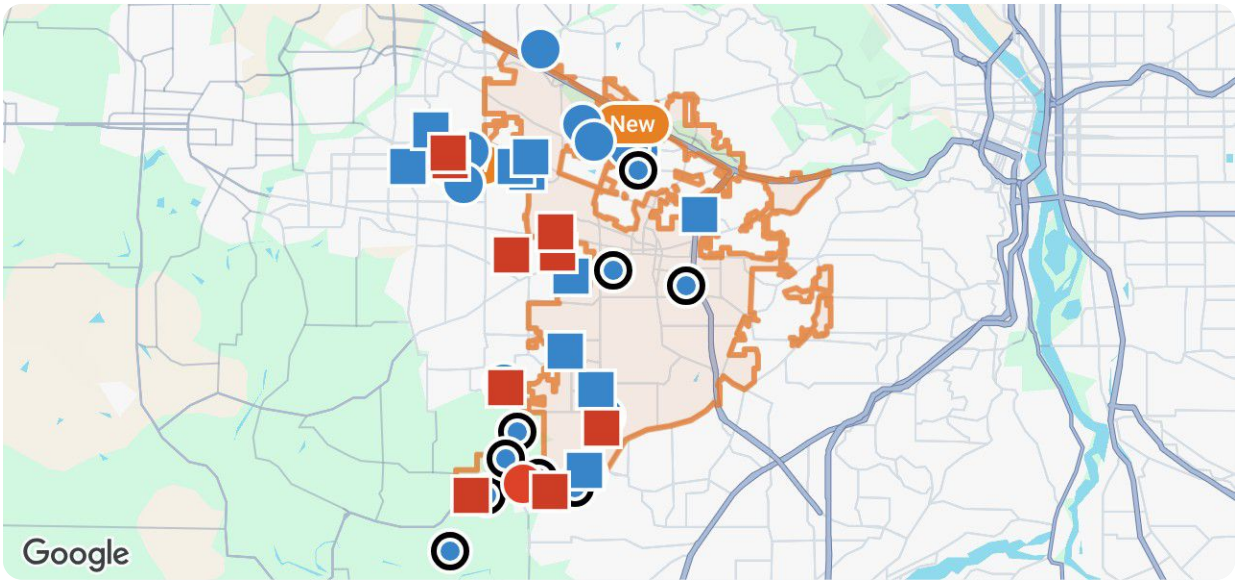
Sort Order: Recently updated
Maximum Properties Per Change Type: 10
Change Types: New Listings, Distressed, Pending, Closed
Property Types: Single Family, Condo/Townhouse/Apt, CoOp
Property Features: Sale Price: Any, Lease Price: Any, Beds: Any, Baths: Any, Living Area: Any, Lot Size: Any, Year Built: Any

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Beaverton, Oregon

Summary

For Sale Activity in the Last 3 Months



Legend

- For Sale
- Distressed For Sale or Lease
- Recently Closed
- Distressed

	New	Closed	Distressed
Number of Properties	10	10	10
Lowest Listing Price / Est.Value	$140,000	$75,000	$178,190
Median Listing Price / Est.Value	$427,450	$465,500	$455,760
Highest Listing Price / Est.Value	$799,000	$750,000	$713,850
Average Price / sqft	$264	$211	$331
Median Price / sqft	$273	$226	$297
Average Days in RPR	44	83	194
Median Days in RPR	47	54	51
Total Volume	$4,360,800	$4,380,690	$4,511,510
Source	Listings	Public Records & Listings	Public Records & Listings

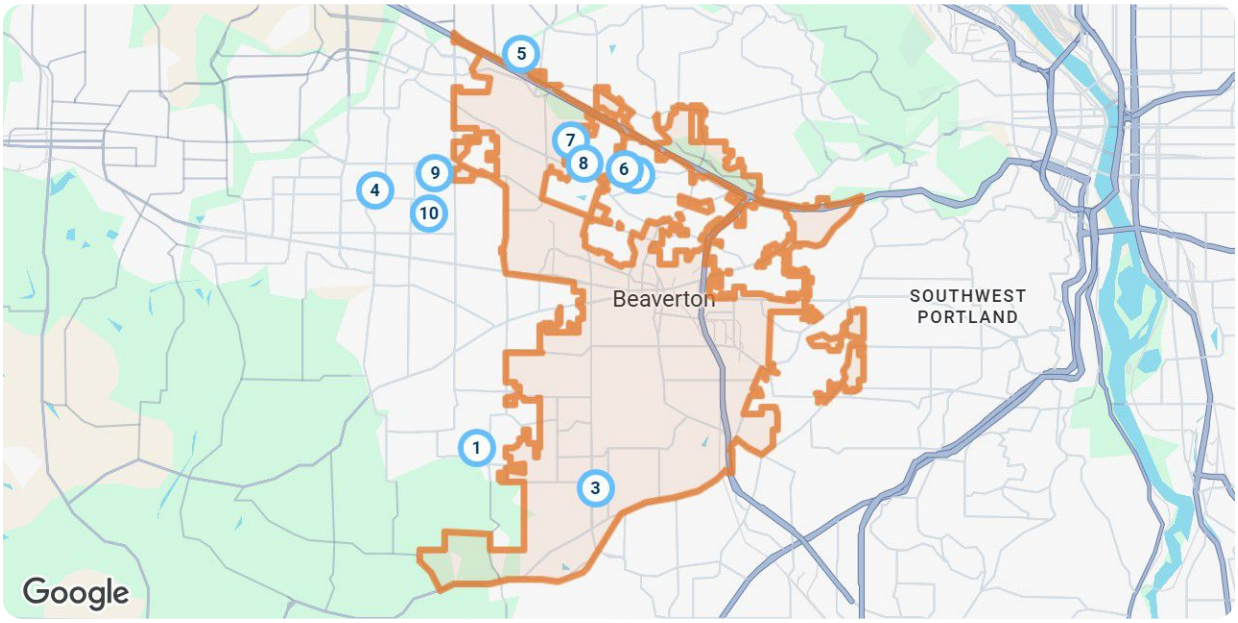
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Beaverton, Oregon

Market Activity Breakdown

New

Source: Listings



Legend

Active For Sale

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
1  **8630 SW 147th Ter, Unit 104** **Beaverton, OR 97007** MLS ID: 366622720 Active / For Sale *Listing Courtesy of Keller Williams Sunset Corridor*	Single Family	3/2	1,431	–	2005	11/6/2026 22 days	$389,900 $272/sq ft
2  **13320 SW Allen Blvd, Apt 208** **Beaverton, OR 97005** MLS ID: 727987979 Active / For Sale *Listing Courtesy of MORE Realty*	Condo/Townhouse/Apt.	3/1	914	–	1968	9/22/2026 67 days	$199,900 $219/sq ft
3  **12055 SW Bruce Ln** **Beaverton, OR 97008** MLS ID: 242901727 Active / For Sale *Listing Courtesy of Real Broker*	Single Family	4/2	2,054	6,969 sqft	1963	10/13/2026 46 days	$585,000 $285/sq ft
4  **16056 SW Gage Ln** **Beaverton, OR 97006** MLS ID: 283964196 Active / For Sale *Listing Courtesy of All Professionals Real Estate*	Single Family	2/2	1,208	871 sqft	2003	10/12/2026 47 days	$315,000 $261/sq ft
5  **19950 SW Palouse St** **Beaverton, OR 97006** MLS ID: 461315490 Active / For Sale *Listing Courtesy of eXp Realty, LLC*	Single Family	4/2	2,277	3,484 sqft	2013	10/23/2026 36 days	$669,000 $294/sq ft

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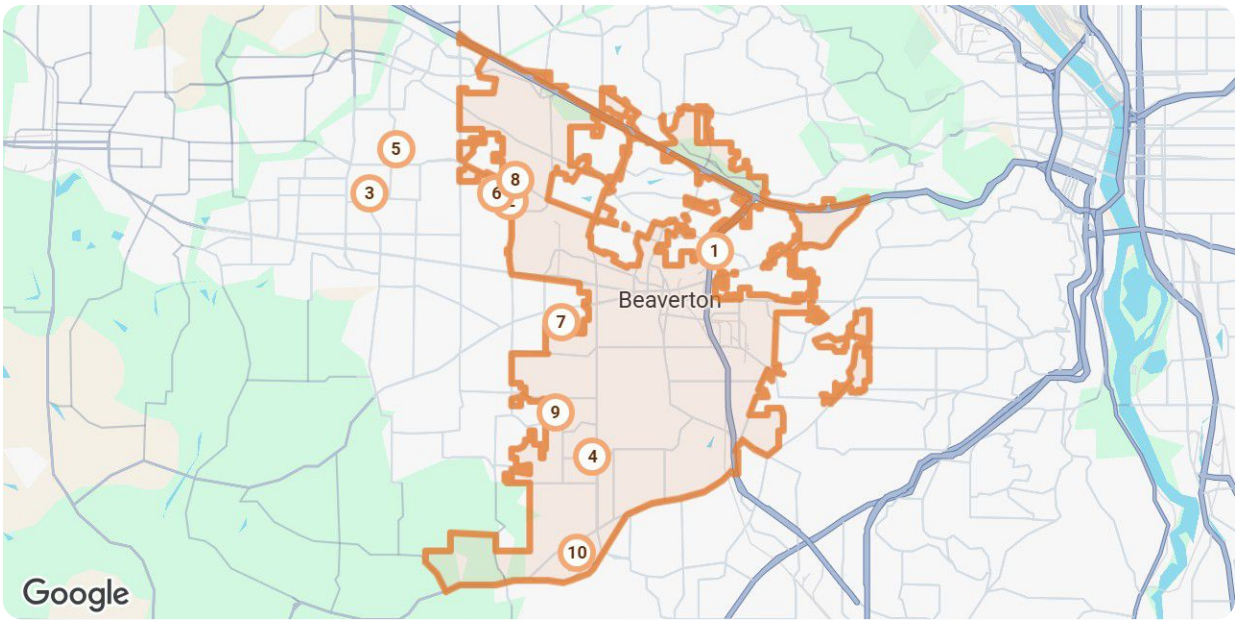
Beaverton, Oregon

RMLS™

New: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft
6  **13775 SW Scholls Ferry Rd, Apt** **Beaverton, OR 97008** MLS ID: 142098667 Active / For Sale *Listing Courtesy of MORE Realty*	Condo/Townhouse/Apt.	2/2	1,120	–	1985	10/5/2026 54 days	$140,000 $125/sq ft
7  **15480 SW Sparrow Loop, Unit 1** **Beaverton, OR 97007** MLS ID: 228468025 Active / For Sale *Listing Courtesy of Oregon First*	Condo/Townhouse/Apt.	2/2	1,163	–	2006	10/9/2026 50 days	$319,000 $274/sq ft
8  **20367 SW Tremont Way** **Beaverton, OR 97007** MLS ID: 567474655 Active / For Sale *Listing Courtesy of MORE Realty*	Single Family	4/2	3,715	1.31 acres	1997	9/22/2026 67 days	$799,000 $215/sq ft
9  **20340 SW Newcastle Pl** **Beaverton, OR 97078** MLS ID: 736737349 Active / For Sale *Listing Courtesy of Coldwell Banker Bain*	Single Family	3/2	1,624	8,712 sqft	1973	11/4/2026 24 days	$479,000 $295/sq ft
10  **5090 SW 141st Ave** **Beaverton, OR 97005** MLS ID: 454659418 Active / For Sale *Listing Courtesy of Real Broker*	Single Family	2/1	1,167	6,969 sqft	1946	11/6/2026 22 days	$465,000 $398/sq ft

Closed

Source: Public Records and Listings



Legend

Closed

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Beaverton, Oregon

RMLS

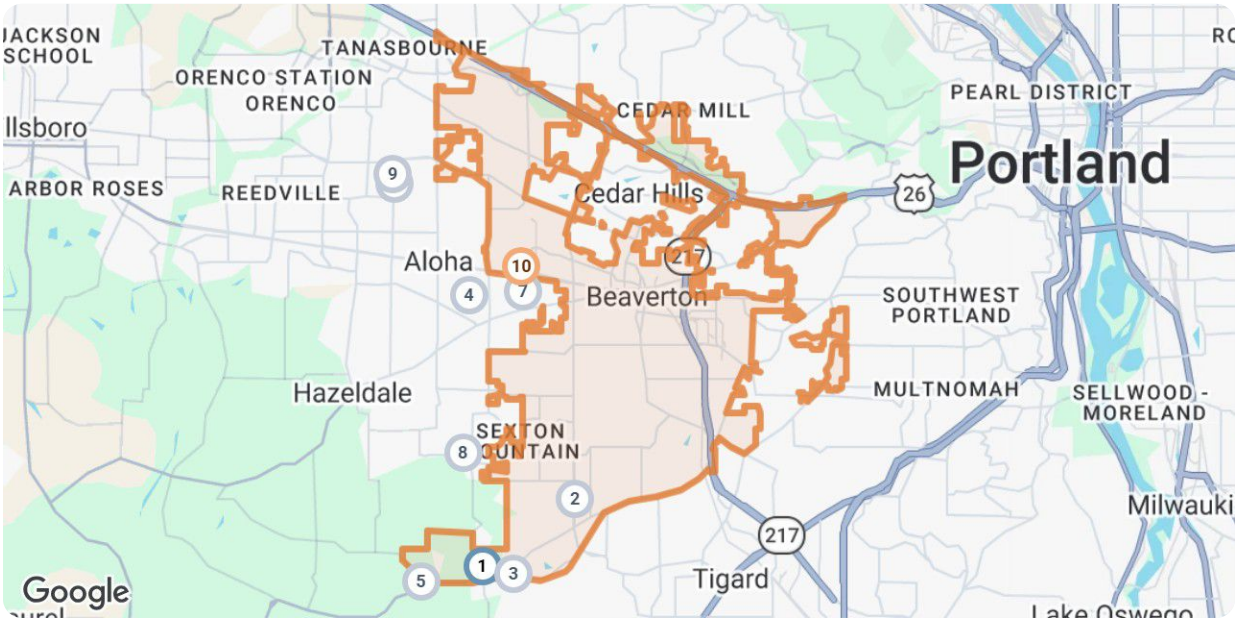
	Closed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / $ Per Sq Ft	List to Sold Price %
1	 **19655 SW Blaine Ct** **Beaverton, OR 97003** Closed / Public Record	Single Family	4/2	1,328	0.29 acres 1970	10/29/2026 – days	$75,000 $369/sq ft	–
2	 **14272 SW Farmington Rd** **Beaverton, OR 97005** Closed / Public Record	Single Family	2/2	1,495	1,307 sqft 1979	11/17/2026 – days	$244,700 $188/sq ft	–
3	 **19500 SW Alderwood Ct** **Beaverton, OR 97003** MLS ID: 461447743 Closed / For Sale *Courtesy of Keller Williams Realty Professionals*	Single Family	4/3	2,677	7,840 sqft 1981	11/25/2026 54 days	$625,000 $233/sq ft	↓ 0.64%
4	 **20861 NW Longbow Ln** **Beaverton, OR 97006** MLS ID: 664100906 Closed / For Sale *Courtesy of Cascade Hasson Sotheby's International Realty*	Single Family	3/2	1,789	3,049 sqft 2001	11/25/2026 62 days	$446,000 $249/sq ft	↓ 6.11%
5	 **8445 SW Maverick Pl** **Beaverton, OR 97008** MLS ID: 399389352 Closed / For Sale *Courtesy of Berkshire Hathaway HomeServices NW Real Estate*	Single Family	4/2	3,440	8,712 sqft 1988	11/25/2026 47 days	$750,000 $218/sq ft	↓ 6.24%
6	 **14465 NW Oakhills Dr** **Beaverton, OR 97006** Closed / Public Record	Single Family	4/2	2,288	9,583 sqft 1970	11/13/2026 – days	$305,000 $337/sq ft	–
7	 **20760 SW Wright St** **Beaverton, OR 97078** Closed / Public Record	Single Family	4/2	1,544	9,583 sqft 1971	11/13/2026 – days	$485,000 $342/sq ft	–
8	 **5390 SW 192nd Ave** **Beaverton, OR 97078** Closed / Public Record	Single Family	3/2	1,578	0.33 acres 1965	11/13/2026 – days	$340,000 $335/sq ft	–
9	 **5750 SW 167th Ave** **Beaverton, OR 97007** MLS ID: 155447250 Closed / For Sale *Courtesy of Windermere Realty Trust*	Single Family	4/2	1,820	7,840 sqft 1977	11/24/2026 33 days	$485,000 $266/sq ft	↓ 1.02%
10	 **11876 SW Strobel Rd** **Beaverton, OR 97007** MLS ID: 365971543 Closed / For Sale *Courtesy of TNHC Oregon Realty LLC*	Single Family	4/2	2,419	3,049 sqft 2026	11/12/2026 218 days	$624,990 $258/sq ft	–

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Beaverton, Oregon

Distressed

Source: Public Records and Listings



Legend

- Active For Sale
- Active Under Contract
- Off Market, Hold, Withdrawn, Expired, or Canceled

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1	 **13925 SW Meridian St, Unit 10⁴** **Beaverton, OR 97005** Off Market / Public Record	Condo/Townhouse/Apt.	–/1	340	– 2014	– – days	– $524/sq ft	11/18/2026 Notice of Default
2	 **6256 SW Zabaco Ter** **Beaverton, OR 97078** Off Market / Public Record	Single Family	3/3	1,568	2,178 sqft 2003	– – days	– $277/sq ft	11/18/2026 Notice of Default
3	 **20388 SW Lela Ln** **Beaverton, OR 97003** Off Market / Public Record	Single Family	3/3	1,539	5,227 sqft 1993	– – days	– $330/sq ft	11/17/2026 Notice of Trustee Sale
4	 **5090 SW 141st Ave** **Beaverton, OR 97005** MLS ID: 454659418 Active / For Sale *Listing Courtesy of Real Broker*	Single Family	2/1	1,167	6,969 sqft 1946	11/6/2026 22 days	$465,000 $398/sq ft	11/17/2026 Notice of Default
5	 **12675 SW Night Heron Ln, #21** **Beaverton, OR 97007** MLS ID: 651765249 Active / For Sale *Listing Courtesy of eXp Realty, LLC*	Condo/Townhouse/Apt.	3/2	1,273	– 2005	10/8/2026 51 days	$290,000 $228/sq ft	9/18/2026 Notice of Default
6	 **17163 SW Woodpecker Ln** **Beaverton, OR 97007** MLS ID: 566545170 Active Under Contract / For Sale *Listing Courtesy of Keller Williams Realty Portland Premiere*	Single Family	3/2	1,879	2,178 sqft 2021	7/7/2025 509 days	$450,000 $239/sq ft	9/3/2026 Notice of Default

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Beaverton, Oregon

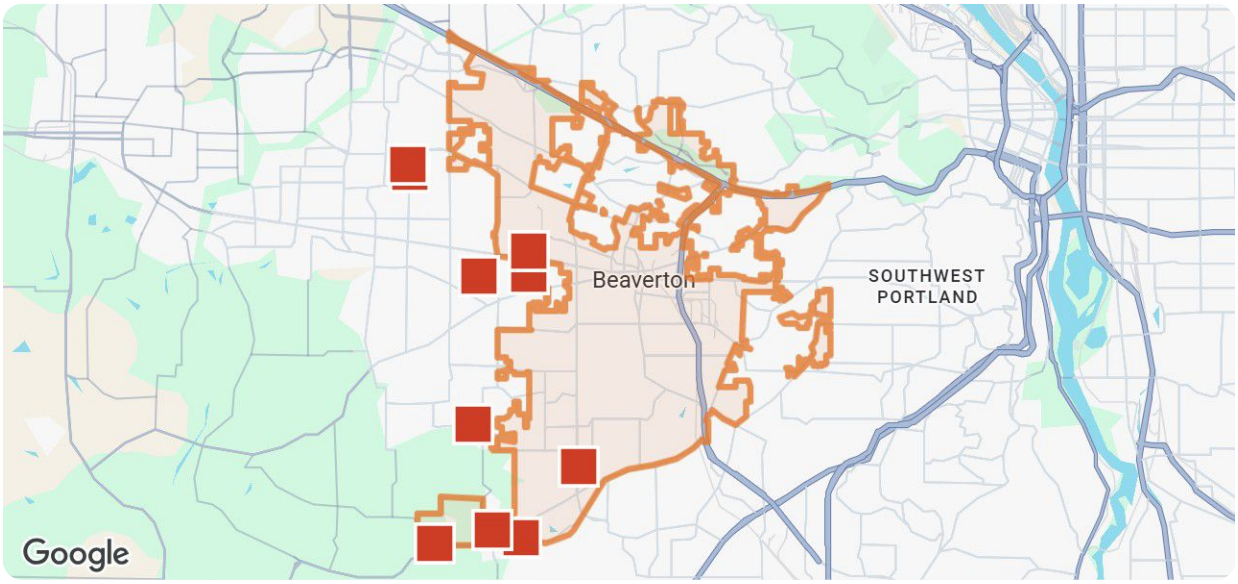
	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
7	 **15480 SW Sparrow Loop, Unit 1** **Beaverton, OR 97007** Off Market / Public Record	Condo/Townhouse/Apt.	3/3	1,480	– 2006	– – days	– $276/sq ft	11/16/2026 Notice of Default
8	 **1070 NW 176th Ave** **Beaverton, OR 97006** Off Market / Public Record	Single Family	4/3	2,760	0.26 acres 1980	– – days	– $259/sq ft	11/13/2026 Notice of Default
9	 **1148 NW Weybridge Way** **Beaverton, OR 97006** Off Market / Public Record	Single Family	3/3	1,896	5,663 sqft 1989	– – days	– $317/sq ft	11/13/2026 Notice of Default
10	 **18920 SW Cascadia St** **Beaverton, OR 97078** Off Market / Public Record	Single Family	3/1	1,008	7,405 sqft 1972	– – days	– $458/sq ft	11/12/2026 Notice of Trustee Sale

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Beaverton, Oregon

Summary

For Lease Activity in the Last 3 Months



Legend

Distressed

	Distressed
Number of Properties	10
Lowest Listing Price / Est.Value	$178,190
Median Listing Price / Est.Value	$448,230
Highest Listing Price / Est.Value	$713,850
Average Price / sqft	$327
Median Price / sqft	$297
Average Days in RPR	–
Median Days in RPR	–
Total Volume	$4,370,201
Source	Public Records & Listings

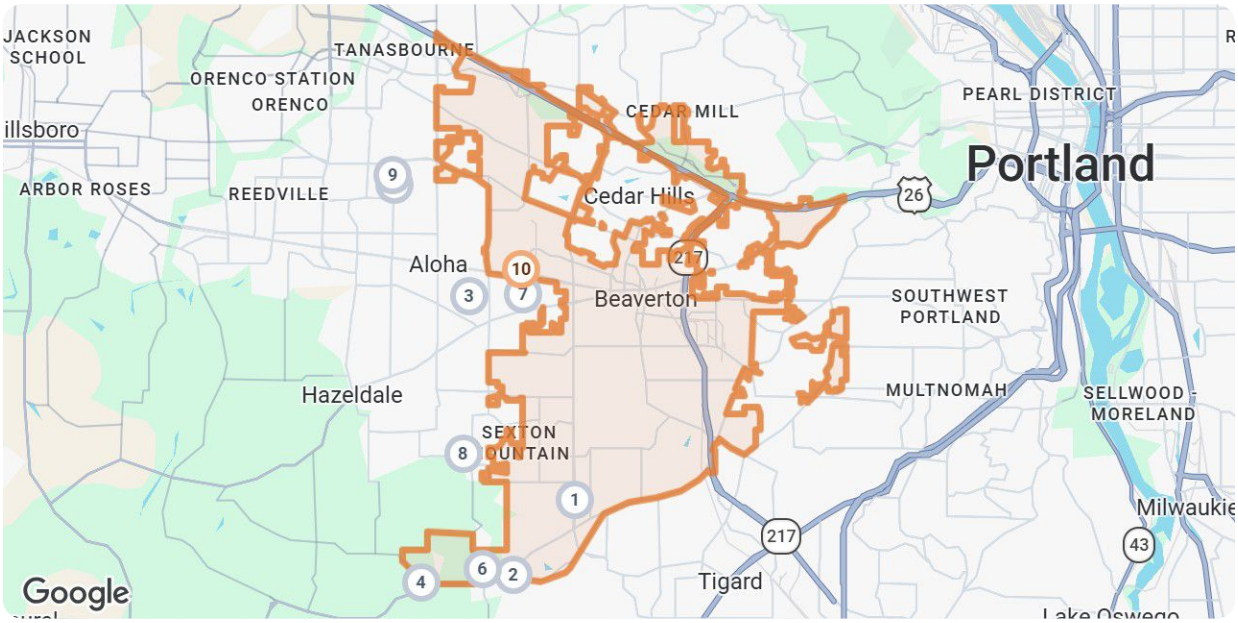
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Beaverton, Oregon

Market Activity Breakdown

Distressed

Source: Public Records and Listings



Legend

- Closed
- Off Market, Hold, Withdrawn, Expired, or Canceled

Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
1  **13925 SW Meridian St, Unit 10⁴** **Beaverton, OR 97005** Off Market / Public Record	Condo/Townhouse/Apt.	–/1	340	– 2014	– – days	– $524/sq ft	11/18/2026 Notice of Default
2  **6256 SW Zabaco Ter** **Beaverton, OR 97078** Off Market / Public Record	Single Family	3/3	1,568	2,178 sqft 2003	– – days	– $277/sq ft	11/18/2026 Notice of Default
3  **5090 SW 141st Ave** **Beaverton, OR 97005** Off Market / Public Record	Single Family	3/1	1,167	6,970 sqft 1946	– – days	– $414/sq ft	11/17/2026 Notice of Default
4  **20388 SW Lela Ln** **Beaverton, OR 97003** Off Market / Public Record	Single Family	3/3	1,539	5,227 sqft 1993	– – days	– $330/sq ft	11/17/2026 Notice of Trustee Sale
5  **15480 SW Sparrow Loop, Unit 1** **Beaverton, OR 97007** Off Market / Public Record	Condo/Townhouse/Apt.	3/3	1,480	– 2006	– – days	– $276/sq ft	11/16/2026 Notice of Default
6  **1070 NW 176th Ave** **Beaverton, OR 97006** Off Market / Public Record	Single Family	4/3	2,760	0.26 acres 1980	– – days	– $259/sq ft	11/13/2026 Notice of Default

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Beaverton, Oregon

	Distressed: 10 properties	Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	List Date / Days in RPR	List Price / $ Per Sq Ft	Distressed Date / Type
7	 **1148 NW Weybridge Way** **Beaverton, OR 97006** Off Market / Public Record	Single Family	3/3	1,896	5,663 sqft 1989	– – days	– $317/sq ft	11/13/2026 Notice of Default
8	 **18920 SW Cascadia St** **Beaverton, OR 97078** Off Market / Public Record	Single Family	3/1	1,008	7,405 sqft 1972	– – days	– $458/sq ft	11/12/2026 Notice of Trustee Sale
9	 **6155 SW Erickson Ave** **Beaverton, OR 97008** Off Market / Public Record	Single Family	3/3	1,446	1,742 sqft 1969	– – days	– $210/sq ft	11/12/2026 Notice of Trustee Sale
10	 **7910 SW Matheny Dr** **Beaverton, OR 97008** Closed / Public Record	Condo/Townhouse/Apt.	2/3	1,336	1,307 sqft 1998	– – days	– $292/sq ft	11/6/2026 Sold Date: 11/2/2026

About RPR

- RPR® is the nation's largest property database, exclusively for REALTORS®. It empowers REALTORS® to help buyers and sellers make informed decisions, backed by a real estate database covering more than 160 million residential and commercial properties in the United States.
- RPR is a wholly owned subsidiary of the National Association of REALTORS® and a member benefit to REALTORS®.
- RPR's data sources range from MLSs and county-level tax and assessment offices, to the U.S. Census and FEMA, to specialty data set providers such as Esri (consumer data), Niche (school information) and Precisely (geographic boundaries).

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