





Bend Housing Market & Development Trends

Summary for Bend City Council | September 2026

BEND MADE

A PLAN FOR TOMORROW, CRAFTED TODAY.

Bend Housing Market & Development Trends

This summary presents current (2026) housing market conditions and development trends in Bend. It draws on data compiled for the City's Contextualized Housing Need Analysis (CHNA) and Housing Capacity Analysis (HCA) to provide a current picture of housing costs, affordability, and development patterns ahead of the City Council's September workshop for the Bend Made project.

As City Council reviews the summary, consider the following question that will be explored during the workshop:

- *If Bend keeps growing under today's rules and trends, what do you like about where that's headed – and what concerns you?*

Where Bend Stands: Key Takeaways

$738K	$1,978	$96,394	33%
Typical home value	Avg. 2BR asking rent	Median household income	Households cost burdened

- **Bend is one of the more expensive housing markets in Central Oregon for both renters and owners.** Typical home values are $738,000, well above what a household earning Bend's median income of $96,394 can afford. A household would need to earn about $222,000 annually, or 185% of AMI, to afford a typical Bend home. The average two-bedroom asking rent is $1,978 per month; a household would need to earn about $89,000 annually to afford that rent plus utilities without spending more than 30% of its income on housing.
- **Homeownership has become less attainable.** Between 2010 and 2024, Bend's median household income increased 82%, while typical home values increased 193%. Over the same period, the ratio of median home price to household income rose from 6.1 to 7.5, the highest ratio and largest increase among Central Oregon cities.
- **Renters continue to face greater affordability challenges than owners.** Average two-bedroom rents increased by 58% between 2010 and 2024. Although rents grew more slowly than household incomes over that period, they remain high relative to what many renters earn. About 46% of renter households are cost burdened, compared with 25% of owner households, and nearly one-quarter of renters spend 50% or more of their income on housing.
- **Recent development is adding a broader mix of housing than in earlier periods.** Detached single-unit housing made up 70% of Bend's housing stock in 2024, but recent permitting shows a different pattern. Since August 2014, 48% of permitted units have been single-unit detached dwellings, 11% middle housing, and 41% multiunit (5+ units) dwellings, compared with roughly 78% single-unit detached dwellings among permits issued between 1999 and July 2014.

Taken together, these trends show both progress and continued pressure. Bend is adding more housing and a broader range of housing types, but affordability remains a substantial challenge,

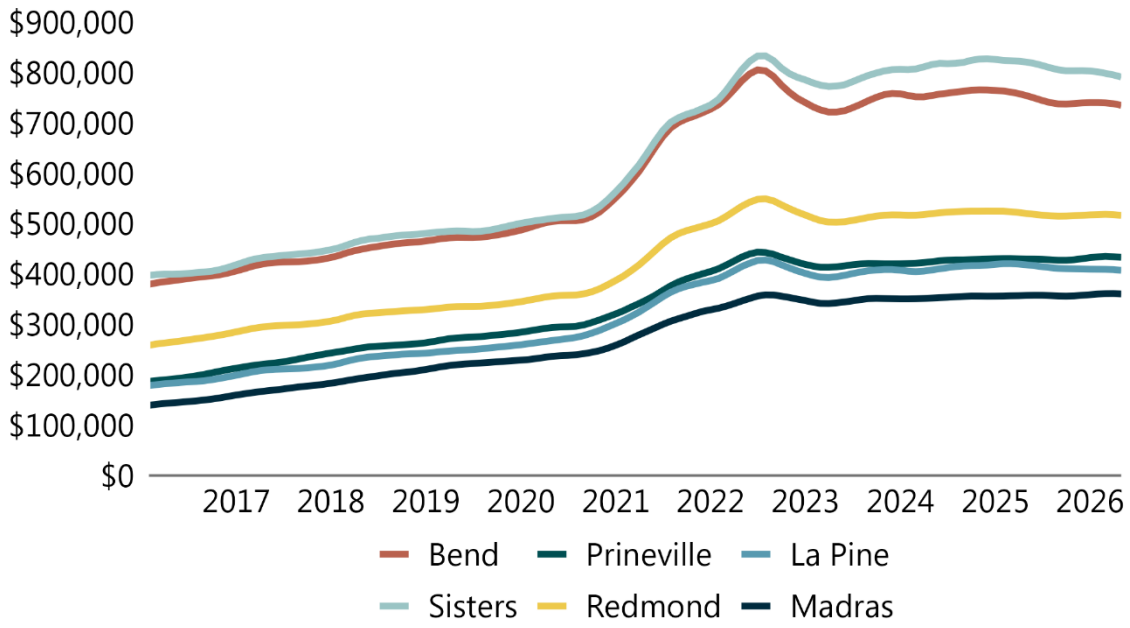
particularly for lower-income renters and households seeking to buy a home. These trends provide important context for evaluating how much housing Bend needs, what types of housing are needed, and where additional housing capacity may be necessary as part of Bend Made.

Housing Costs: What the Market Looks Like

Bend is One of Central Oregon's Highest-Cost Ownership Markets

Bend's typical home value increased 90% since 2016, including a 60% increase between 2020 and 2022 alone. As of May 2026, Bend's typical home value stands at approximately $738,000, one of the highest among Central Oregon cities, second to Sisters.

Exhibit 1. Typical Home Value, Bend and Nearby Cities, 2017-2026

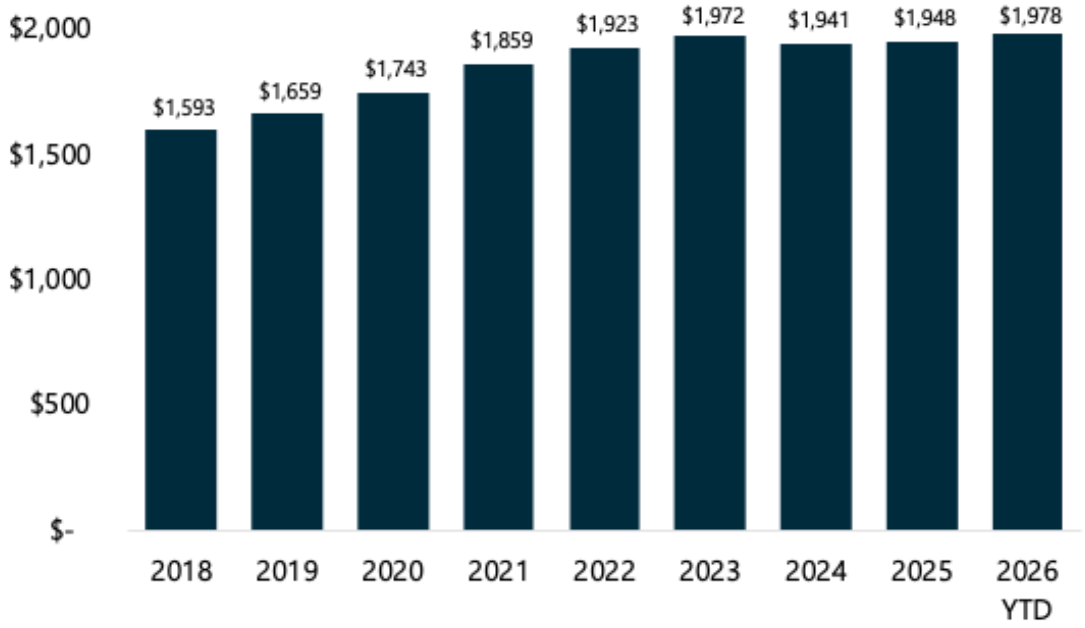


Source: Zillow Home Value Index. **Note:** The Zillow Home Value Index (ZHVI) is a smoothed, seasonally adjusted measure of home value, reflecting the typical value for homes in the 35th to 65th percentile range. It is derived from Zillow's estimated values (Zestimates) for the entire housing stock rather than from sale prices and does not represent the number of homes sold. **Market context:** Higher mortgage rates increase the monthly cost of buying a home and can make existing homeowners less likely to move, which can reduce the number of homes available for sale.

Bend is Also One of the Region's Highest-Cost Rental Markets

According to CoStar, the average asking rent for a two-bedroom apartment increased from $1,593 in 2018 to $1,978 in 2026, growth of 25%. In 2026, average asking rents ranged from $1,657 for a studio to $2,330 for a three-bedroom apartment. Census data also show that Bend had the highest median gross rent among nearby cities and Deschutes County in 2024.

Exhibit 2. Average Asking Rent for a Two-Bedroom Apartment, Bend 2018-2026 (YTD)



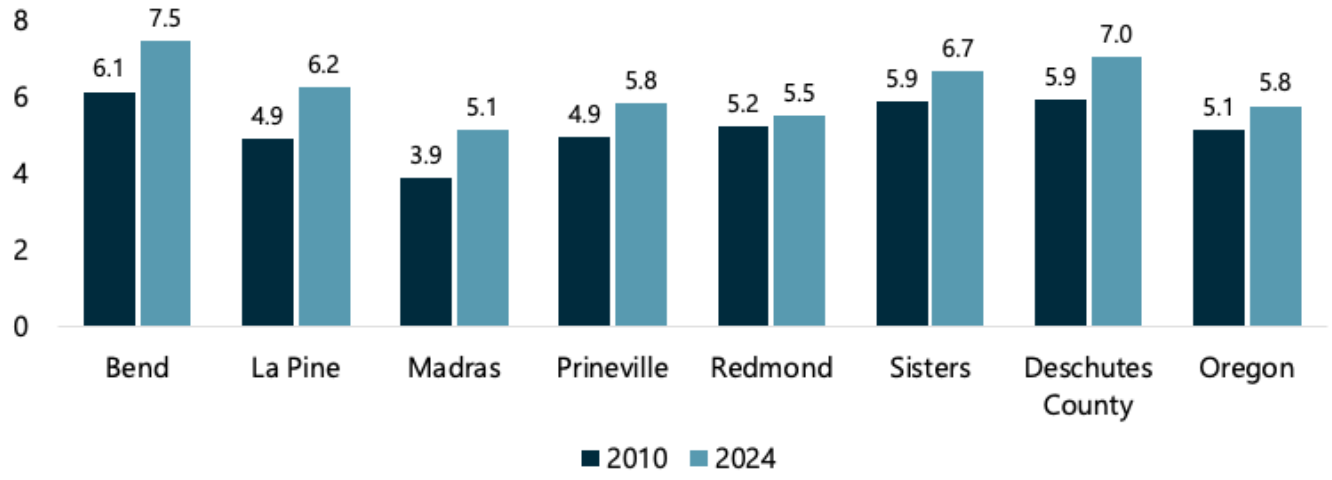
Source: Costar, pulled May 2026

Affordability: What Bend Households Can Afford

Incomes Have Risen, But Not as Fast as Home Values

Bend's median household income was $96,394 in 2024, up 82% from $53,006 in 2010. Over the same period, typical home values increased by 193%. As a result, the ratio of median housing value to median household income rose from 6.1 to 7.5, the highest ratio and largest increase among the Central Oregon communities shown in Exhibit 3. Oregon's statewide ratio was 5.8 in 2024.

Exhibit 3. Ratio of Median Housing Value to Median Household Income, 2010 and 2024



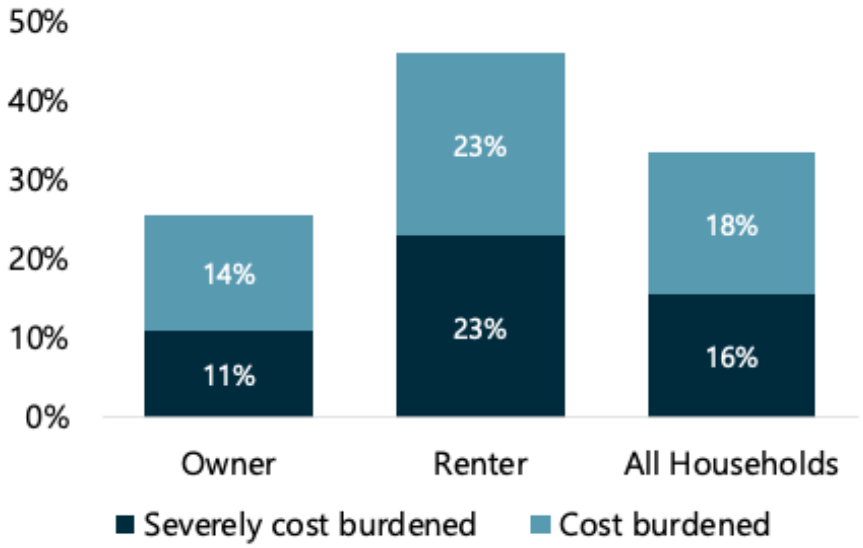
Source: US Census Bureau, 2024 5-year ACS, Tables B19013 and B25077.

Cost Burden Is Concentrated Among Renters

About one-third (33.3%) of Bend households are cost burdened, spending more than 30% of their income on housing. About 16% are severely cost burdened, paying more than 50% of income on housing). Cost burden is concentrated among renters with 46% of renter households being cost burdened, compared with 25% of owner households.

Cost burden has declined slightly since 2013, when the City's 2016 Housing Needs Analysis found that 49% of renter households and 33% of owner households were cost burdened.

Exhibit 4. Housing Cost Burden by Tenure, Bend 2024



Source: US Census Bureau, 2024 5-year ACS, Tables B25091 and B25070. **Note:** Percentages shown are rounded to the nearest whole number. As a result, the displayed categories may not sum exactly to the underlying total.

What Bend Households Can Afford

- Housing is generally considered affordable when a household spends no more than 30% of its income on housing costs. HUD uses area median income (AMI) to compare household incomes with housing costs. In 2026, AMI for a family of four in Deschutes County was $120,200.

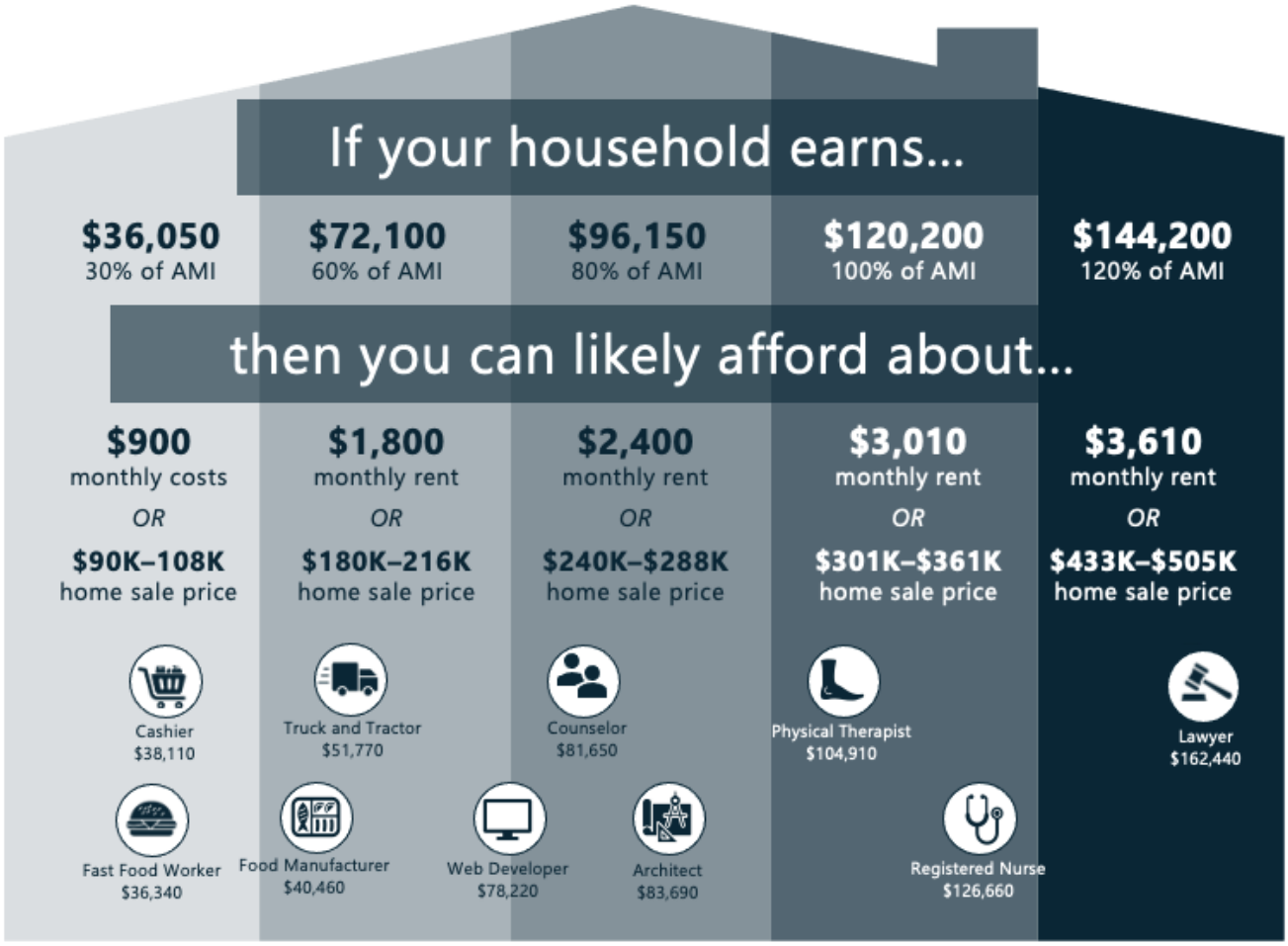
Exhibit **5** shows the housing costs that a four-person household at different income levels could afford. Exhibit 6 shows the distribution of Bend households across AMI categories.

Bend's typical home value is well beyond the reach of a household earning the area median income. A four-person household earning 100% of AMI could afford about $3,010 in monthly housing costs and an estimated home price of roughly $301,000 to $361,000. A household would need an estimated annual income of about $222,000, or 185% of AMI, to afford Bend's typical home value of $738,000. Although 45% of Bend households earn more than 120% of AMI, many households at that income threshold would not be able to afford Bend's typical home value.

Renting generally requires less income than purchasing a typical Bend home, but current rents remain unaffordable for many lower-income households. A household would need an annual income of about $89,000, or 74% of AMI, to afford Bend's average asking rent of $1,978 plus

utilities for a two-bedroom apartment without spending more than 30% of its income on housing.[1] About 26% of Bend households earn less than 60% of AMI ($72,100), and about 10% earn less than 30% of AMI ($36,050).

Exhibit 5. Financially Attainable Housing based on 2026 Area Median Income (AMI) in Deschutes County ($120,200) for a Family of Four

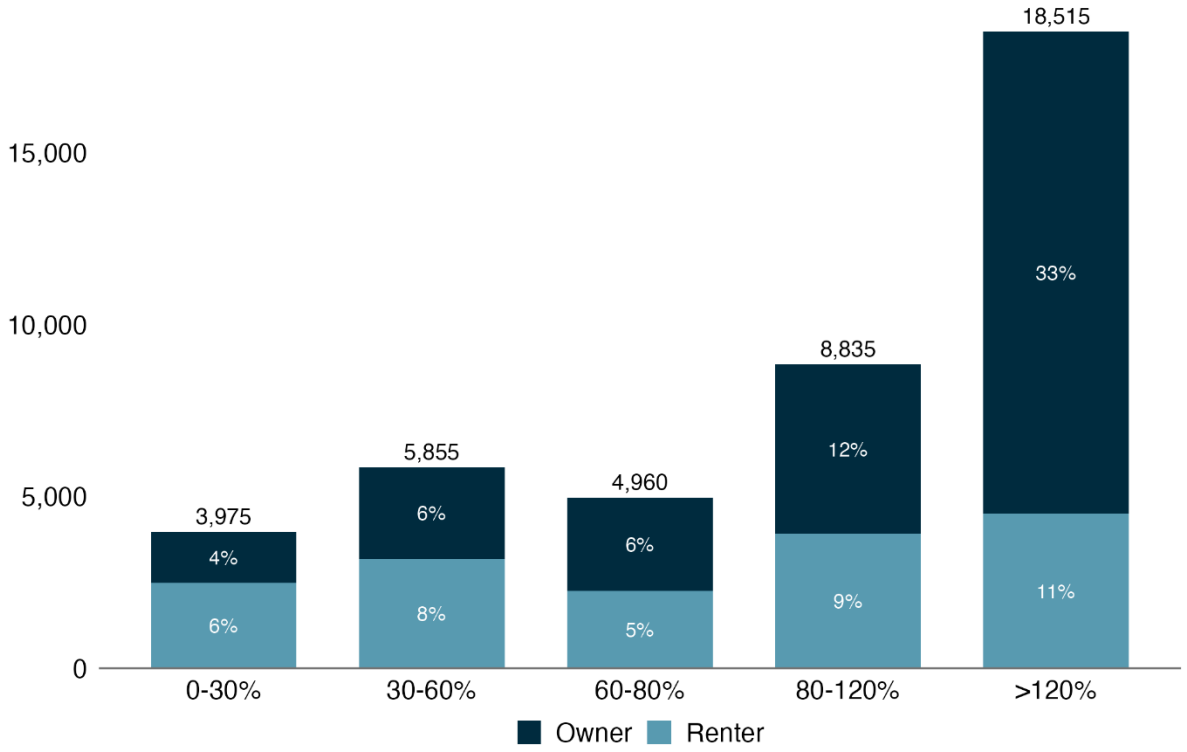


Source: U.S. Department of Housing and Urban Development, Deschutes County, 2026. Oregon Employment Department for occupational data, Deschutes County 2025. **Note:** The estimates of affordable home sales prices below are rough estimates. Affordability will vary for each borrowing household, based on interest rates, loan term, down payment, and similar factors. These sales prices are illustrative estimates and do not make assumptions about interest rates, amount of down payment, whether mortgage insurance will be required, or other factors that are unique to an individual household's mortgage.

[1] Average asking rent for a two-bedroom unit was $1,978 in 2026 according to Costar. ECOnorthwest assumed $250 per month for utilities for a total housing cost of $2,228.

Exhibit 6 shows the percentage of households by AMI grouping in Bend, adjusting for household size.[2] About 65% of Bend's households have income of more than 80% of AMI and 35% have income below 80% of AMI. About 44% of households have incomes greater than 120% AMI.

Exhibit 6. Share of Bend Households by Area Median Income (AMI) in Bend, Adjusted for Household Size



Source: 2022 ACS Public PUMS 1-Year, 2018-2022 CHAS 5-year, ECOnorthwest Calculations. **Note:** Income categories reflect each household's income as a share of AMI in 2022; this analysis assumes those shares remain representative through 2026, though the dollar thresholds defining each AMI category elsewhere in this section reflect updated 2026 AMI levels. **Note:** Exhibit 6 estimates the number of households in each income category adjusting for household size because AMI is based on household size. For example, a 1-person household with an income of around $25,000 or less is shown in the 0-30% AMI category, and a 4-person household with an income of $36,000 or less is also included in the 0-30% of AMI category.

Development Trends: What is Being Built

As of 2024, Bend had nearly 48,000 housing units. Detached dwellings make up 70% of Bend's housing stock. Dwellings in buildings with five or more units account for 17%, while middle housing, including duplexes, triplexes, quadplexes, and townhouses, accounts for 13%.

Recent Permits Include a Broader Mix of Housing Types

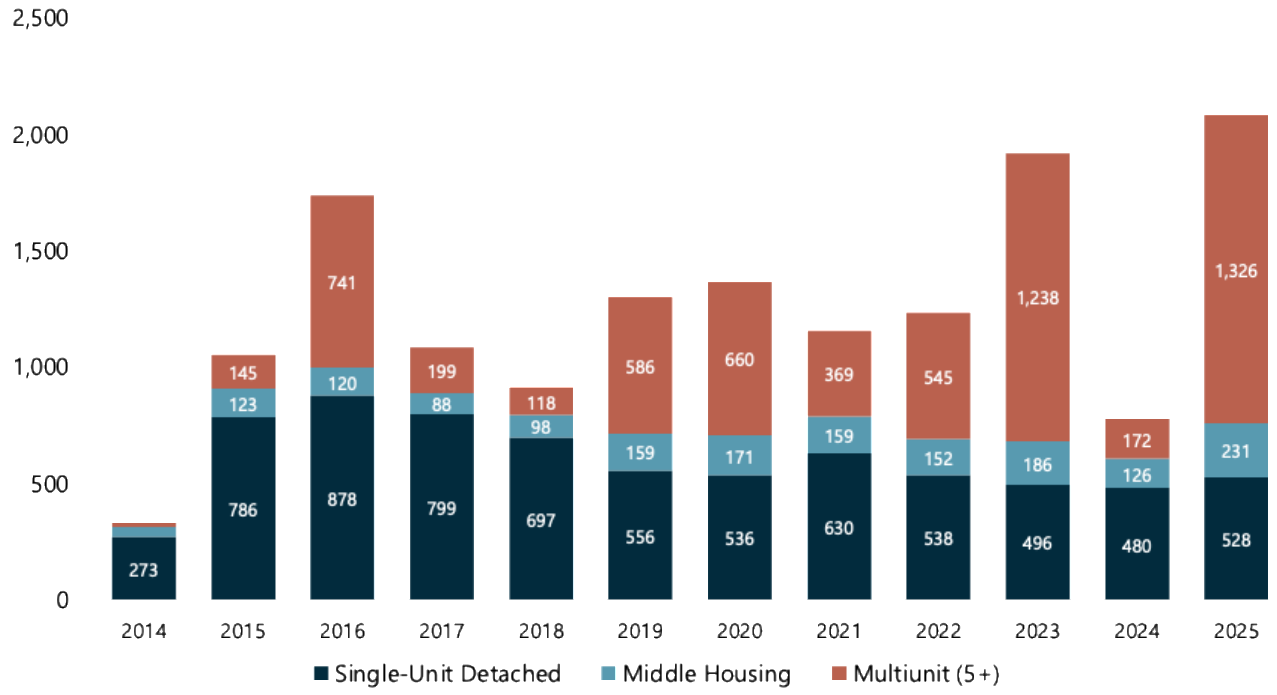
Between August 2014 and 2025, Bend issued permits for 14,970 dwelling units. Of these, 48% were detached single-unit dwellings, 11% were middle housing types, such as townhouses,

[2] AMI varies based on household size. For example, a 1-person household at 30% of AMI would have an income of $25,250 and a 4-person household at 30% of AMI would have an income of $36,050.

plexes, and cottage clusters, and 41% were dwellings in buildings with five or more units. This mix reflects a notable shift from earlier development patterns. Bend's 2016 Housing Needs Analysis found that detached single-unit dwellings accounted for roughly 78% of permits issued between 1999 and July 2014.

Permits show what the City has approved, not what has been completed. Larger apartment projects can take several years to finish, and some approved projects may be delayed, redesigned, or not built.

Exhibit 7. Dwelling Units Permitted by Housing Type, Bend August 2014-2025



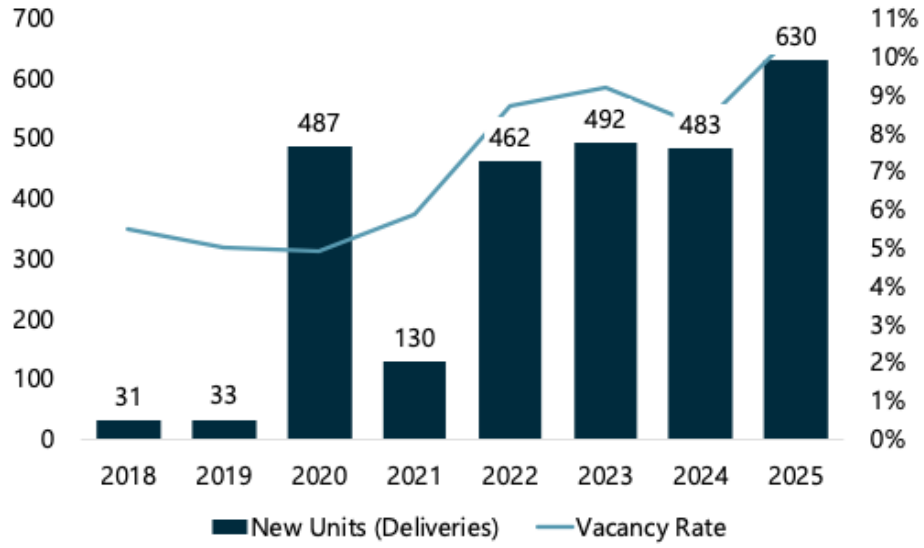
Source: City of Bend building permit data, permits issued from August 2014 through 2025

More Apartments Have Been Completed Since 2020

Apartment construction in Bend increased beginning in 2020. About 30 new apartment units were completed annually in 2018 and 2019, compared with 487 units in 2020 and 630 units in 2025, as shown in Exhibit 8.

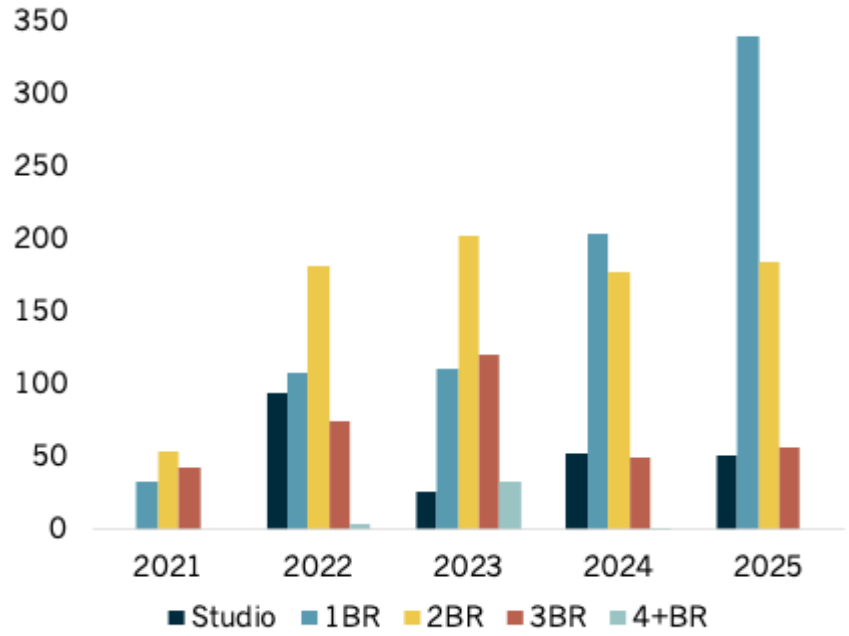
As new supply entered the market, vacancy increased from 5.5% in 2018 to nearly 10% around 2025 before declining to 8.9% in May 2026. This pattern suggests that new apartments briefly came onto the market faster than they were rented. Much of the recent construction has consisted of one-bedroom units, with completions increasing from 110 units in 2022 to a peak of about 340 units in 2025 (Exhibit 9).

Exhibit 8. New Multiunit Housing and Vacancy Rates, Bend 2014-2025



Source: CoStar, pulled May 2026

Exhibit 9. New Multifamily Units by Number of Bedrooms, Bend 2021-2025



Source: CoStar, pulled May 2026

Other Housing Options That Support Affordability

Bend has 22 mobile and manufactured home parks with 1,697 spaces as of 2025. These communities provide a lower-cost homeownership option, although residents who own their home, but rent the land remain exposed to rent increases for their space. Bend also has 35 government-assisted rental developments providing about 1,600 income-restricted units, most of which are in multiunit developments.

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CITY OF BEND

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Servicios de asistencia lingüística e información sobre alojamiento para personas con discapacidad
Puede obtener esta información en formatos alternativos como Braille, formato electrónico, etc. También disponemos de servicios gratuitos de asistencia lingüística. Póngase en contacto en correo electrónico **accessibility@bendoregon.gov** o número de teléfono 541-693-2198. Los usuarios del servicio de retransmisión deben marcar el 7-1-1. Por favor, envíe sus solicitudes con 48-72 horas de antelación al evento; todas las solicitudes están sujetas a los tiempos de procesamiento del proveedor.