



BEND, OREGON · CENTRAL OREGON

2026 Bend Luxury Market Report

Where the high-end market stands this year — prices, inventory, the \$1M+ segment, and what it means if you're buying or selling in Bend.

Prepared by **Tara & Kyle Wieche**, Brokers · Bend Premier Real Estate

Updated early 2026 · teamwieche.com

THE STATE OF THE MARKET

Bend in 2026: balanced, and rewarding the well-priced.

After several years of extreme scarcity, Bend's market has settled into its most balanced footing since 2019. Inventory has recovered to healthier levels, prices are rising at a measured pace rather than spiking, and well-presented, correctly-priced homes still move — while overpriced ones sit. For luxury buyers and sellers, that nuance is everything.

~\$749K

Median sale price (Mar 2026)

~3.6%

Year-over-year price growth

**~62–66
days**

Median days on market

**~2.5–3.8
mo**

Months of inventory

Citywide single-family figures for Bend in early 2026. Sources listed on the final page; MLS is the authoritative source for any specific transaction.

The luxury segment (\$1M+)

Activity in the \$1M–\$3M range remains the heart of Bend's luxury market, with strong buyer interest in golf, riverfront, and resort-adjacent homes around Tetherow, Broken Top, and Sunriver. Recent highlights from publicly reported Central Oregon data:

- Roughly **285–292 active listings** between \$1M and \$2M in Deschutes County — enough selection for buyers to be selective.
- Pricing discipline matters: the \$1.3M–\$1.6M tier softened about **14% year over year**, and pending luxury sales saw average price reductions near **6.4%** before going under contract.
- Financing has stabilized — 30-year jumbo rates hovering around **6.55%** — giving high-end buyers more predictability than in 2023–2024.

WHERE THE VALUE LIVES

Bend's luxury neighborhoods at a glance

Bend isn't one market — it's a dozen. These are the westside corners where most of Team Wieche's luxury work happens. Ranges below are representative of recent activity; ask us for a current, address-specific comparable analysis.

Neighborhood	Character	Entry point	Typical median
Awbrey Butte	In-town estates, Cascade views	\$1.2M	~\$2.1M
NorthWest Crossing	Walkable, family-friendly	\$850K	~\$1.4M
Tetherow	Golf & resort living	\$1.1M	~\$1.9M
Broken Top	Gated country-club luxury	\$1.3M	~\$2.4M
Discovery West	Newer construction, views	\$1.1M	~\$1.8M

What's driving demand

- **Relocation.** A steady flow of buyers from California, Washington, and Colorado — many remote professionals — drawn by Oregon's no-sales-tax structure and Bend's lifestyle.
- **Lifestyle scarcity.** Limited buildable land near trails, river, and Mt. Bachelor keeps the best locations competitive even in a balanced market.
- **Flight to quality.** In a pickier market, turn-key, well-designed homes command premiums while dated inventory lingers — exactly where Tara's builder's eye pays off.

If you're buying or selling in 2026

Sellers: price to the current market, not last year's peak, and invest in presentation — the gap between a sharp listing and an average one is wider than it's been in years. **Buyers:** you have more selection and negotiating room than recently, especially above \$1.3M; move decisively on the right home, patiently on the rest.

Want the numbers for your specific home or search?

We'll prepare a current, address-specific market analysis — no cost, no pressure. Call or text Kyle at 541-350-1308, email kyle@teamwieche.com, or start at teamwieche.com.

ABOUT TEAM WIECHE

Tara & Kyle Wieche are a husband-and-wife team with Bend Premier Real Estate, local in Bend since 2005 and licensed since 2013, with 180+ closed Central Oregon transactions and a 5.0-star rating. Tara brings a builder's eye for craftsmanship; Kyle, a 1992 U.S. Olympic Alpine Ski Racer and MBSEF board member, leads market strategy and client communication.

Tara Wieche, OR License #201205094 · Kyle Wieche, OR License #201210337

Sources & methodology

Figures reflect publicly reported Central Oregon market data as of early 2026 and are approximate; they are not a substitute for a current MLS comparable analysis. Sources:

- The Bulletin (bendbulletin.com) — Central Oregon home price trends, March 2026
- Bend Premier Real Estate — Bend market update, February 2026
- Enjoy Bend Life — Central Oregon Luxury Market Report, January 2026
- Movoto, Zillow, Redfin — Bend, OR market trends (accessed 2026)