

September 2026

Bend house rents held at \$2,798 as fewer homes sat empty

Version 9 · locked October 18, 2026

Every month we track every long-term rental listed in Central Oregon, from first listing to lease. Here is what actually rented in September, and for how much.

Bend houses

Median rent at lease

\$2,798

Same as August
\$2,573 in Sep 2025 (year over year)

Homes leased

100

Rent per sq ft

\$1.71

Median days to lease

29

For rent at month end

121

Based on 100 leases · verified sample

Bend apartments & condos

Median rent at lease

\$1,935

Up \$135 from August
\$1,895 in Sep 2025 (year over year)

Homes leased

53

Rent per sq ft

\$1.97

Median days to lease

32

For rent at month end

80

Based on 53 leases · verified sample

Redmond houses

Median rent at lease

\$2,313

Up \$231 from August

Homes leased

40

Rent per sq ft

\$1.66

Median days to lease

26

For rent at month end

47

Based on 40 leases · verified sample

Redmond apartments & condos

Median rent at lease

\$1,579

Down \$244 from August

Homes leased

21

Rent per sq ft

\$1.76

Median days to lease

27

For rent at month end

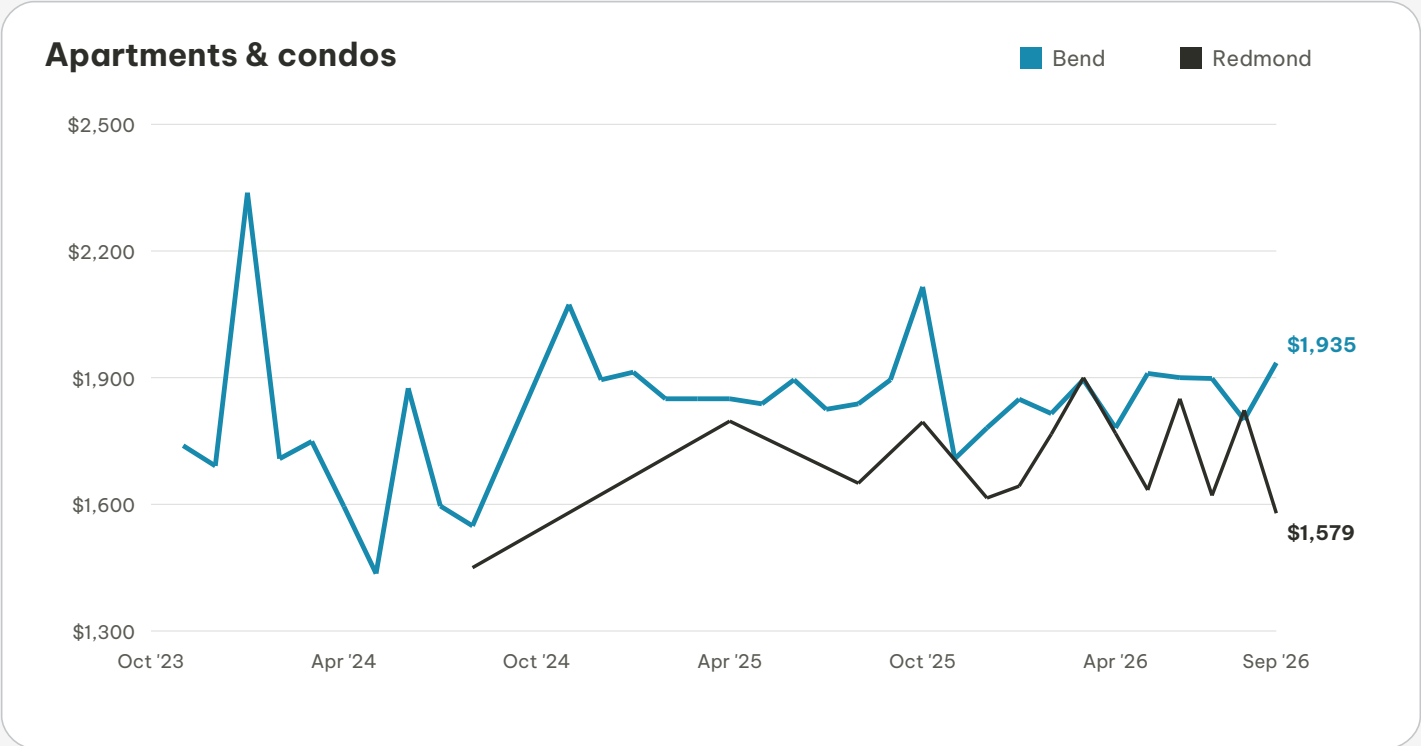
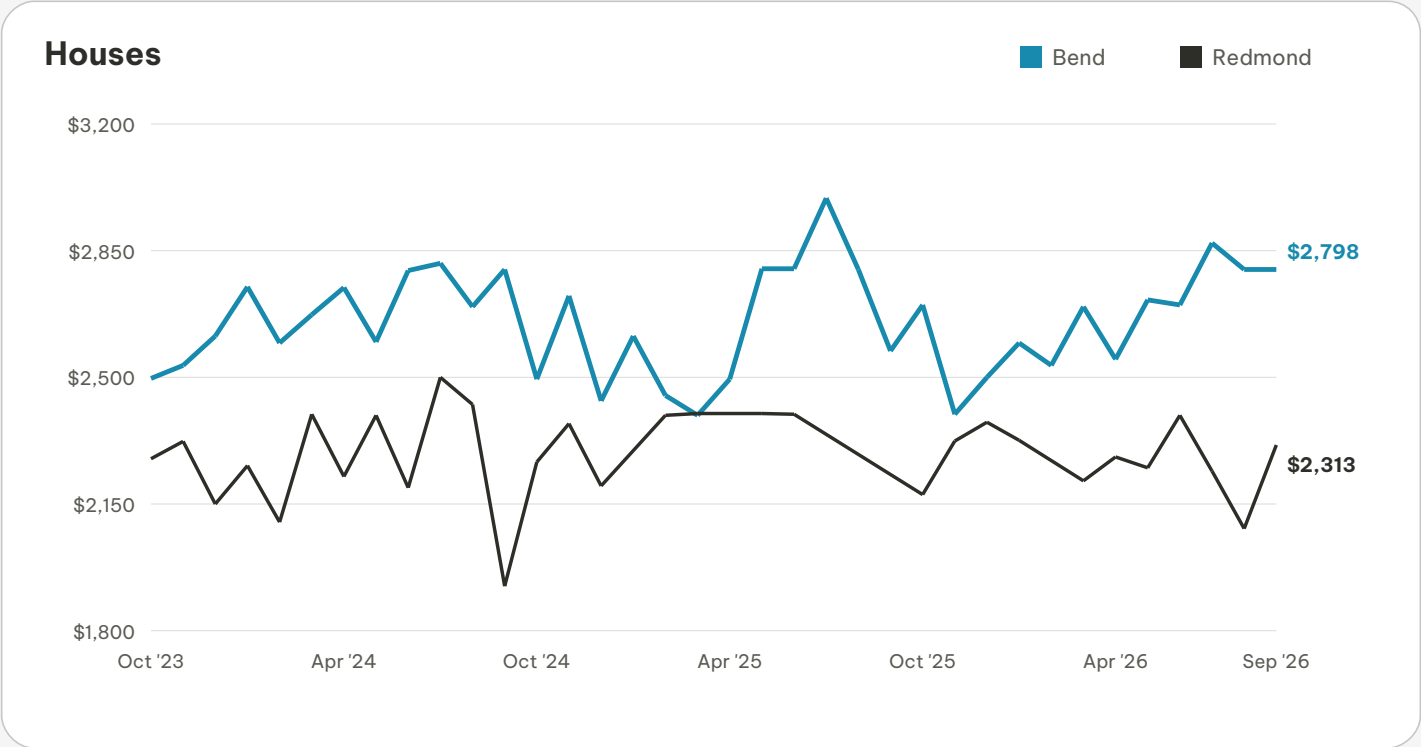
25

Based on 21 leases · verified sample

Houses are single-family homes and townhouses, excluding homes on an acre or more. Apartments & condos include multi-family rentals. Year-over-year figures appear only when last year's month had 20 or more leases.

Median rent, month by month

Median rent at lease, last 36 months. Bend in teal, Redmond in charcoal; latest values labeled. Months with fewer than 8 leases are left out.



Bend: bedrooms and rent ranges

Bars: teal = leased in the last 12 months, charcoal = for rent at month end.

Bend houses, September 2026

By bedrooms

Beds	Median	Per sq ft	Leases	Days
1 bd	3-mo-11 \$1,750	3-mo \$3.28	5	3-mo 30
2 bd	\$2,345	\$2.06	18	16
3 bd	\$2,773	\$1.75	57	27
4+ bd	\$3,196	\$1.42	20	36

Where the rents land

Rent range	Last month	Last 12 mo	For rent now
Under \$1,000	0	0	0
\$1,000–\$1,250	1	3	0
\$1,250–\$1,500	2	7	1
\$1,500–\$1,750	2	27	1
\$1,750–\$2,000	6	45	5
\$2,000–\$2,250	4	76	7
\$2,250–\$2,500	19	211	20
\$2,500–\$2,750	11	166	19
\$2,750–\$3,000	19	138	27
\$3,000–\$3,250	12	84	6
\$3,250–\$3,500	6	65	5
\$3,500–\$3,750	1	49	8
\$3,750–\$4,000	3	39	4
\$4,000+	14	135	17

A dash means fewer than 8 homes leased (or 8 with a trusted days figure). 3-mo = median of the last 3 months combined, shown when one month had fewer than 8 leases; the number after it is the 3-month lease count.

Bend apartments & condos, September 2026

By bedrooms

Beds	Median	Per sq ft	Leases	Days
1 bd	\$1,698	\$2.73	14	13
2 bd	\$1,832	\$1.96	25	35
3 bd	\$2,482	\$1.60	12	33
4+ bd	—	—	2	Too few

Where the rents land

Rent range	Last month	Last 12 mo	For rent now
Under \$1,000	0	1	1
\$1,000–\$1,250	0	7	1
\$1,250–\$1,500	3	70	4
\$1,500–\$1,750	14	169	15
\$1,750–\$2,000	11	153	23
\$2,000–\$2,250	10	96	13
\$2,250–\$2,500	4	73	9
\$2,500–\$2,750	4	34	3
\$2,750–\$3,000	6	25	3
\$3,000–\$3,250	0	7	2
\$3,250–\$3,500	0	6	2
\$3,500–\$3,750	0	7	2
\$3,750–\$4,000	0	6	0
\$4,000+	1	12	2

A dash means fewer than 8 homes leased (or 8 with a trusted days figure). 3-mo = median of the last 3 months combined, shown when one month had fewer than 8 leases; the number after it is the 3-month lease count.

Redmond: bedrooms and rent ranges

Bars: teal = leased in the last 12 months, charcoal = for rent at month end.

Redmond houses, September 2026

By bedrooms

Beds	Median	Per sq ft	Leases	Days
1 bd	—	—	2	Too few
2 bd	\$1,736	\$1.69	10	35
3 bd	\$2,327	\$1.61	24	22
4+ bd	3-mo-9 \$2,821	3-mo \$1.58	4	3-mo 31

Where the rents land

Rent range	Last month	Last 12 mo	For rent now
Under \$1,000	0	0	0
\$1,000–\$1,250	0	0	1
\$1,250–\$1,500	3	8	0
\$1,500–\$1,750	4	31	9
\$1,750–\$2,000	7	63	7
\$2,000–\$2,250	5	59	4
\$2,250–\$2,500	11	74	6
\$2,500–\$2,750	7	49	5
\$2,750–\$3,000	2	28	10
\$3,000–\$3,250	0	3	1
\$3,250–\$3,500	1	6	1
\$3,500–\$3,750	0	1	0
\$3,750–\$4,000	0	0	1
\$4,000+	0	4	2

A dash means fewer than 8 homes leased (or 8 with a trusted days figure). 3-mo = median of the last 3 months combined, shown when one month had fewer than 8 leases; the number after it is the 3-month lease count.

Redmond apartments & condos, September 2026

By bedrooms

Beds	Median	Per sq ft	Leases	Days
1 bd	3-mo-13 \$1,436	3-mo \$2.41	6	3-mo 43
2 bd	\$1,480	\$1.72	9	3-mo 31
3 bd	3-mo-15 \$1,969	3-mo \$1.41	5	3-mo 34
4+ bd	—	—	1	Too few

Where the rents land

Rent range	Last month	Last 12 mo	For rent now
Under \$1,000	0	2	0
\$1,000–\$1,250	1	10	2
\$1,250–\$1,500	9	43	4
\$1,500–\$1,750	4	66	6
\$1,750–\$2,000	3	69	4
\$2,000–\$2,250	0	23	2
\$2,250–\$2,500	4	14	2
\$2,500–\$2,750	0	4	2
\$2,750–\$3,000	0	4	2
\$3,000–\$3,250	0	2	0
\$3,250–\$3,500	0	0	0
\$3,500–\$3,750	0	1	0
\$3,750–\$4,000	0	1	0
\$4,000+	0	2	1

A dash means fewer than 8 homes leased (or 8 with a trusted days figure). 3-mo = median of the last 3 months combined, shown when one month had fewer than 8 leases; the number after it is the 3-month lease count.

Bend by ZIP code and around Central Oregon, Q3 2026

Reported quarterly because monthly samples are small. 97701 is north and east Bend, 97702 is south and southeast Bend, and 97703 is the west side. Limited = 8 to 19 leases.

Bend ZIPs, houses

ZIP	Median	Leased	Days	Sample	Year ago
97701 North and east Bend By bedrooms: 2 bd \$2,155 (16) · 3 bd \$2,574 (87) · 4+ bd \$3,002 (14)	\$2,585	118	27	Verified	\$2,598
97702 South and southeast Bend By bedrooms: 2 bd \$2,350 (23) · 3 bd \$2,723 (101) · 4+ bd \$3,234 (34)	\$2,795	160	22	Verified	\$2,848
97703 West side By bedrooms: 1 bd \$1,828 (8) · 2 bd \$2,627 (27) · 3 bd \$3,650 (67) · 4+ bd \$5,000 (14)	\$3,460	116	26	Verified	\$2,998

Bend ZIPs, apartments & condos

ZIP	Median	Leased	Days	Sample	Year ago
97701 North and east Bend By bedrooms: 1 bd \$1,595 (6-mo, 22) · 2 bd \$1,795 (57) · 3 bd \$2,516 (16)	\$1,838	82	25	Verified	\$1,895
97702 South and southeast Bend By bedrooms: 1 bd \$2,079 (11) · 2 bd \$1,850 (23) · 3 bd \$2,200 (25)	\$2,074	61	35	Verified	\$1,850
97703 West side By bedrooms: 1 bd \$1,696 (38) · 2 bd \$2,129 (32) · 3 bd \$2,820 (6-mo, 11)	\$1,797	84	23	Verified	\$1,866

Smaller areas, houses

Area	Median rent	Leased	Days to lease	Sample
Sisters	\$2,600	31	25	Verified
Sunriver	\$2,488	8	6-mo 17	Limited
La Pine	\$1,940	21	28	Verified
Crook County	\$2,086	23	25	Verified
Jefferson County	\$1,980	39	36	Verified

Smaller areas, apartments & condos

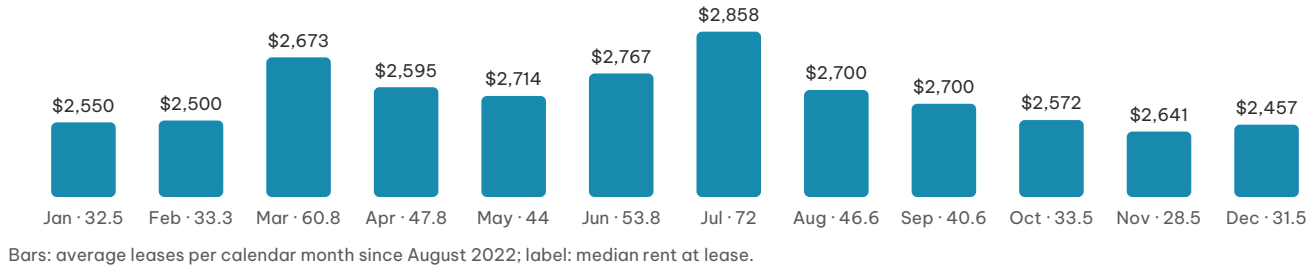
Area	Median rent	Leased	Days to lease	Sample
Sisters	\$1,650	22	32	Verified
Sunriver	6-mo-13 \$2,619	5	Too few	Too few
La Pine	6-mo-21 \$1,500	6	6-mo 58	Too few
Crook County	\$1,325	12	6-mo 41	Limited
Jefferson County	\$1,350	23	31	Verified

6-mo = median of the last 2 quarters combined, shown when one quarter had fewer than 8 leases. The number after it is the 6-month lease count.

When rentals lease, and renting vs. owning

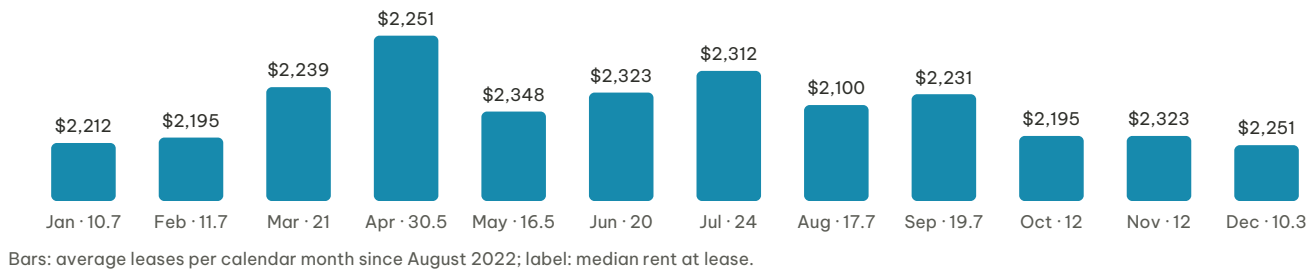
When Bend houses lease

July is the busiest month, averaging 72 leases. April leases fastest, with a median of 16 days.



When Redmond houses lease

April is the busiest month, averaging 30.5 leases. March leases fastest, with a median of 20 days.



Renting vs. owning in Bend

Owning costs about \$3,004 more per month than renting a comparable house.

Rent (median at lease) **\$2,798**

Own (est. monthly) **\$5,802**

The median Bend house rent is 28% of the Deschutes County median family income (\$120,200 a year, or \$10,017 a month).

Owning assumes a median-priced Bend single-family home (\$800,000, as of May 2026), 10% down, a 30-year fixed loan at 7.40% (as of Oct 8, 2026), property tax at 1% of the price per year, insurance of \$150 a month and no HOA: \$4,985 principal and interest, \$667 tax, \$150 insurance. Rent is the September 2026 median rent at lease for Bend houses.

Renting vs. owning in Redmond

Owning costs about \$1,334 more per month than renting a comparable house.

Rent (median at lease) **\$2,313**

Own (est. monthly) **\$3,647**

The median Redmond house rent is 23% of the Deschutes County median family income (\$120,200 a year, or \$10,017 a month).

Owning assumes a median-priced Redmond single-family home (\$495,000, as of May 2026), 10% down, a 30-year fixed loan at 7.40% (as of Oct 8, 2026), property tax at 1% of the price per year, insurance of \$150 a month and no HOA: \$3,085 principal and interest, \$413 tax, \$150 insurance. Rent is the September 2026 median rent at lease for Redmond houses.

Sources: Redfin Data Center median sale price (<https://www.redfin.com/news/data-center/>); Freddie Mac Primary Mortgage Market Survey (<https://www.freddiemac.com/pmms/>); HUD FY2026 income limits (<https://www.huduser.gov/datasets/il/il2026/summary?hmf=METRO13460M13460&reporttype=hmf&year=2026>).

How this report works

How we count

We track every long-term rental listed in Central Oregon from first listing to lease. A home counts as leased when its listing comes down after at least 4 days on the market. Actual leased rents are private, so rent at lease is estimated from the last asking rent and days on market: at asking within 14 days, 1% less at 15–30 days, 3% less at 31–45 days, 6% less after 45 days, and the asking rent when days on market is not known. Days to lease runs from first listing to lease.

What we leave out

Duplicate listings, stale ads, suspect or out-of-range prices (\$400 to \$15,000 only), furnished and short-term rentals, shared rooms, and income-restricted units. Houses include townhouses; acreage is separate. Rent per sq ft uses reliable living area only: missing, implausible or unresolved conflicting sizes are omitted. County corrections apply to single dwellings only, never whole apartment buildings; original listing sizes are preserved.

Sample-size rules

A median is shown only when at least 8 homes leased. Days to lease needs at least 8 leases with a trusted days-on-market figure. 20 or more leases is a verified sample; 8 to 19 is limited. Year-over-year comparisons are shown only when last year's month is verified. Smaller areas and Bend ZIP codes are reported by quarter.

Where the data comes from

LivWell tracking of long-term rental listings from RentCast, Zillow and Apartments.com. Our own daily tracking began on March 3, 2026. Months before March 2026 come from listing history (RentCast listing records back to 2022); for those, days to lease may be estimated from first-seen dates and is left out of the days medians.

Frozen every month

Each month's numbers are locked on the 5th of the next month and never quietly change. Corrections are published as a new version with a note. This PDF is version 9 of September 2026 (note: Square footage corrections from county records).

Full method

<https://livwelloregon.com/market-report-method.md>

Cite this report

LivWell Central Oregon Rent Report, September 2026, livwelloregon.com/insights/central-oregon-rent-report

Informational only; not an appraisal or rent recommendation.

What should your home rent for?

541-410-9837

Free estimate from these same leases: livwelloregon.com/rent-estimate

LivWell Property Management · Bend, Oregon