

BY THE NUMBERS

Clackamas County – March 2025

CLACKAMAS COUNTY	March 2025	March 2024	% CHANGE
AVAILABLE INVENTORY			
97015	48	22	118.2%
97034	91	101	-9.9%
97035	92	63	46.0%
97045	132	125	5.6%
97068	99	71	39.4%
97086	162	106	52.8%
97219	118	106	11.3%
97222	41	41	0
97267	75	34	120.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	599.6	606.8	-1.2%
97034	2,266.7	2,135.6	6.1%
97035	1,177.5	1,307.7	-10.0%
97045	815.8	1,338.7	-39.1%
97068	1,363.8	909.7	49.9%
97086	902.4	926.7	-2.6%
97219	941.8	947.3	-0.6%
97222	707.7	482.1	46.8%
97267	620.1	691.0	-10.3%
AVERAGE DAYS ON MKT			
97015	66	35	88.6%
97034	43	19	126.3%
97035	83	40	107.5%
97045	60	48	25.0%
97068	47	54	-13.0%
97086	55	91	-39.6%
97219	56	46	21.7%
97222	40	33	21.2%
97267	54	49	10.2%
SOLD VS. LIST PRICE			
97015	100.1%	99.8%	0.3%
97034	96.5%	98.8%	-2.3%
97035	98.4%	98.3%	0.2%
97045	98.5%	100.1%	-1.6%
97068	99.3%	96.7%	2.6%
97086	98.6%	98.8%	-0.2%
97219	99.2%	99.6%	-0.4%
97222	103.4%	99.8%	3.6%
97267	99.1%	101.5%	-2.3%

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MONTHS OF IVENTORY			
97015	2.1	1.2	75.0%
97034	4.0	3.2	25.0%
97035	3.3	2.3	43.5%
97045	3.8	3.1	22.6%
97068	3.7	2.7	37.0%
97086	4.0	2.9	37.9%
97219	3.7	2.8	32.1%
97222	2.9	1.4	107.1%
97267	2.4	1.3	84.6%
ABSORPTION RATE			
97015	47.9%	86.3%	-44.5%
97034	25.2%	31.6%	-20.2%
97035	30.4%	44.4%	-31.5%
97045	26.5%	32.0%	-17.1%
97068	27.2%	36.6%	-25.5%
97086	25.3%	33.0%	-25.5%
97219	27.1%	35.8%	-24.4%
97222	34.1%	70.7%	-51.7%
97267	41.3%	79.4%	-48.0%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97015	43	34	26.5%
97034	57	83	-31.3%
97035	172	126	36.50%
97045	38	53	-28.3%
97068	160	146	9.6%
97086	85	78	9.0%
97219	43	34	26.5%
97222	57	83	-31.3%
97267	172	126	36.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	478.3	505.0	-5.3%
97034	395.5	497.9	-20.6%
97035	624.4	601.9	3.7%
97045	574.3	526.5	9.1%
97068	587.7	564.1	4.2%
97086	554.6	603.0	-8.0%
97219	478.3	505.0	-5.3%
97222	395.5	497.9	-20.6%
97267	624.4	601.9	3.7%