

BY THE NUMBERS

Neighborhood Snapshot – March 2025

NEIGHBORHOOD SNAPSHOT	March 2025	March 2024	% CHANGE			
AVERAGE SALES PRICE	(\$,000)	(\$,000)				
Gresham/Sandy/Troutdale/Corbett	569.0	474.1	20.0%			
NW Washington Co	697.8	708.2	-1.5%			
Portland North	514.0	436.1	17.9%			
Portland Northeast	556.3	546.7	1.8%			
Portland Southeast	537.5	517.9	3.8%			
Portland West	723.8	673.7	7.4%			
Beaverton/Aloha	555.9	542.1	2.5%			
Hillsboro/Forest Grove	555	545.1	1.8%			
Tigard/Tualatin/Sherwood/Wilsonville	649.6	644.5	0.8%			
Lake Oswego/West Linn	1,239.5	1,123.7	10.3%			
Milwaukie /Happy Valley/Clackamas/Damascus	580.3	583.6	-0.6%			
AVAILABLE INVENTORY						
Gresham/Sandy/Troutdale/Corbett	341	244	39.8%			
NW Washington Co	284	184	54.3%			
Portland North	241	250	-3.6%			
Portland Northeast	376	329	14.3%			
Portland Southeast	557	468	19.0%			
Portland West	984	772	27.5%			
Beaverton/Aloha	361	270	33.7%			
Hillsboro/Forest Grove	449	286	57.0%			
Tigard/Tualatin/Sherwood/Wilsonville	496	408	21.6%			
Lake Oswego/West Linn				690.2	684.6	0.80%
				643.7	747.6	-13.90%
				758.6	783.2	-3.10%
	272	229	18.8%			
Milwaukie /Happy Valley/Clackamas/Damascus	515	354	45.5%			
AVERAGE LIST PRICE	(\$,000)	(\$,000)				
Gresham/Sandy/Troutdale/Corbett	591.1	646.8	-8.6%			
NW Washington Co	770.7	971.0	-20.6%			
Portland North	605.2	687.3	-11.9%			
Portland Northeast	619.9	735.4	-15.7%			
Portland Southeast	625.9	663.6	-5.7%			
Portland West	819.7	861.7	-4.9%			
Beaverton/Aloha	690.2	684.6	0.8%			

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Hillsboro/Forest Grove	643.7	747.6	-13.9%
Tigard/Tualatin/Sherwood/Wilsonville	758.6	783.2	-3.1%
Lake Oswego/West Linn	1,627.3	1,566.3	3.9%
Milwaukie /Happy Valley/Clackamas/Damascus	757.9	867.9	-12.7%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	61	48	27.1%
NW Washington Co	57	40	42.5%
Portland North	88	48	83.3%
Portland Northeast	41	45	-8.9%
Portland Southeast	43	46	-6.5%
Portland West	90	53	69.8%
Beaverton/Aloha	69	47	46.8%
Hillsboro/Forest Grove	70	58	20.7%
Tigard/Tualatin/Sherwood/Wilsonville	71	56	26.8%
Lake Oswego/West Linn	57	37	54.1%
Milwaukie /Happy Valley/Clackamas/Damascus	58	67	-13.4%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	90.7%	99.9%	-9.2%
NW Washington Co	99.4%	100.3%	-0.9%
Portland North	99.66%	100.6%	-1.0%
Portland Northeast	101.1%	101.1%	0.0%
Portland Southeast	100.5%	100.2%	0.3%
Portland West	98.1%	98.6%	-0.5%
Beaverton/Aloha	99.5%	99.4%	0.1%
Hillsboro/Forest Grove	99.1%	98.6%	0.4%
Tigard/Tualatin/Sherwood/Wilsonville	100.1%	98.8%	1.3%
Lake Oswego/West Linn	97.8%	98.0%	-0.2%
Milwaukie /Happy Valley/Clackamas/Damascus	99.5%	99.7%	-0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.2	1.8	77.8%
NW Washington Co	3.7	2.3	60.9%
Portland North	2.3	3.7	-37.8%
Portland Northeast	2.5	1.9	31.6%
Portland Southeast	2.5	2.3	8.7%
Portland West	6.5	4.7	38.3%

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Beaverton/Aloha	2.7	2.1	28.6%
Hillsboro/Forest Grove	3.6	2.5	44.0%
Tigard/Tualatin/Sherwood/Wilsonville	3.3	2.9	13.8%
Lake Oswego/West Linn	3.5	2.7	29.6%
Milwaukie /Happy Valley/Clackamas/Damascus	3.6	2.2	63.6%

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	31.6%	54.5%	-41.9%
NW Washington Co	27.1%	44.0%	-38.4%
Portland North	43.9%	26.8%	64.1%
Portland Northeast	40.4%	51.9%	-22.2%
Portland Southeast	40.5%	42.9%	-5.5%
Portland West	15.3%	21.3%	-28.2%
Beaverton/Aloha	36.3%	47.4%	-23.3%
Hillsboro/Forest Grove	27.8%	39.7%	-29.9%
Tigard/Tualatin/Sherwood/Wilsonville	30.3%	34.1%	-11.0%
Lake Oswego/West Linn	28.3%	37.1%	-23.7%
Milwaukie /Happy Valley/Clackamas/Damascus	28.1%	45.4%	-38.1%