BY THE NUMBERS

Neighborhood Snapshot – March 2025

NEIGHBORHOOD SNAPSHOT	March 2025	March	% CHANGE
AVERAGE SALES PRICE	(\$,000)	2024 (\$,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	1,237.3	1,123.7	10.5%
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			
5			
	272	229	18.8%
Milwaukie /Happy	515	251	15 504
Valley/Clackamas/Damascus AVERAGE LIST PRICE	515 (\$,000)	354 (\$,000)	45.5%
Gresham/Sandy/Troutdale/Corbett	(\$,000)	(\$,000)	-8.6%
NW Washington Co	770.7	971.0	-20.6%
Portland North	605.2	687.3	-20.6%
Portland Northeast	619.9	735.4	-11.9%
Portland Southeast			
Portland West	625.9 819.7	663.6	-5.7%
Beaverton/Aloha	819.7	861.7	-4.9%
Deaverton/Alona	690.2	684.6	0.8%

0.80%

-3.10%

-13.90%

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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			
SOLD VS. LIST PRICE Gresham/Sandy/Troutdale/Corbett	90.7%	99.9%	-9.2%
	90.7% 99.4%	99.9% 100.3%	-9.2% -0.9%
Gresham/Sandy/Troutdale/Corbett			
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast	99.4%	100.3%	-0.9%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North	99.4% 99.66%	100.3% 100.6%	-0.9% -1.0%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast	99.4% 99.66% 101.1%	100.3% 100.6% 101.1%	-0.9% -1.0% 0.0%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast	99.4% 99.66% 101.1% 100.5%	100.3% 100.6% 101.1% 100.2%	-0.9% -1.0% 0.0% 0.3%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West	99.4% 99.66% 101.1% 100.5% 98.1%	100.3% 100.6% 101.1% 100.2% 98.6%	-0.9% -1.0% 0.0% 0.3% -0.5%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha	99.4% 99.66% 101.1% 100.5% 98.1% 99.5%	100.3% 100.6% 101.1% 100.2% 98.6% 99.4%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 99.1%	100.3% 100.6% 101.1% 100.2% 98.6% 99.4%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 99.1% 100.1%	100.3% 100.6% 101.1% 100.2% 98.6% 99.4% 98.6%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 99.1% 100.1%	100.3% 100.6% 101.1% 100.2% 98.6% 99.4% 98.6%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 99.1% 100.1% 97.8%	100.3% 100.6% 101.1% 98.6% 99.4% 98.6% 98.8% 98.8%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY Gresham/Sandy/Troutdale/Corbett	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 99.1% 100.1% 97.8%	100.3% 100.6% 101.1% 98.6% 99.4% 98.6% 98.8% 98.8%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY Gresham/Sandy/Troutdale/Corbett NW Washington Co	99.4% 99.66% 101.1% 98.1% 99.5% 99.1% 100.1% 97.8%	100.3% 100.6% 101.1% 98.6% 99.4% 98.8% 98.8% 98.0%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY Gresham/Sandy/Troutdale/Corbett	99.4% 99.66% 101.1% 98.1% 99.5% 99.1% 100.1% 97.8% 99.5%	100.3% 100.6% 101.1% 98.6% 99.4% 98.8% 98.8% 98.0% 98.0%	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2% -0.2%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY Gresham/Sandy/Troutdale/Corbett NW Washington Co	99.4% 99.66% 101.1% 100.5% 98.1% 99.5% 100.1% 97.8% 99.5% 3.2 3.2	100.3% 101.4% 101.2% 98.6% 99.4% 98.6% 98.8% 98.0% 98.0% 1.8 1.8	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2% -0.2%
Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North Portland Northeast Portland Southeast Portland West Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clackamas/Damascus MONTHS OF INVENTORY Gresham/Sandy/Troutdale/Corbett NW Washington Co Portland North	99.4% 99.66% 101.1% 98.1% 99.5% 99.1% 100.1% 97.8% 99.5% 3.2 3.7 2.3	100.3% 100.6% 101.1% 98.6% 99.4% 98.6% 98.8% 98.0% 99.7% 1.8 2.3 1.8	-0.9% -1.0% 0.0% 0.3% -0.5% 0.1% 0.4% 1.3% -0.2% -0.2% 77.8% 60.9% -37.8%

BY THE NUMBERS

Neighborhood Snapshot – March 2025

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%