

BY THE NUMBERS

Clackamas County – April 2025

CLACKAMAS COUNTY	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97015	54	25	116.0%
97034	129	109	18.3%
97035	129	82	57.3%
97045	147	120	22.5%
97068	123	96	28.1%
97086	183	122	50.0%
97219	159	130	22.3%
97222	52	42	23.8%
97267	85	45	88.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	602.9	575.1	4.8%
97034	2,140.3	2,077.1	3.0%
97035	1,140.8	1,142.0	-0.1%
97045	911.8	1,421.2	-35.8%
97068	1,294.7	1,086.8	19.1%
97086	912.5	1,028.6	-11.3%
97219	862.7	944.5	-8.7%
97222	649.6	508.2	27.8%
97267	644.2	676.6	-4.8%
AVERAGE DAYS ON MKT			
97015	43	83	-48.2%
97034	56	45	24.4%
97035	58	36	61.1%
97045	54	35	54.3%
97068	46	34	35.3%
97086	64	79	-19.0%
97219	61	26	134.6%
97222	63	29	117.2%
97267	61	32	90.6%
SOLD VS. LIST PRICE			
97015	98.6%	99.9%	-1.4%
97034	97.6%	98.8%	-1.2%
97035	98.6%	98.7%	-0.1%
97045	99.9%	99.6%	0.3%
97068	98.3%	98.4%	-0.1%
97086	98.8%	98.2%	0.6%
97219	98.9%	98.8%	0.1%
97222	99.2%	100.6%	-1.3%
97267	98.6%	100.6%	-2.0%

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MONTHS OF IVENTORY			
97015	4.5	1.3	246.2%
97034	5.2	3.2	62.5%
97035	3.5	1.9	84.2%
97045	2.3	2.2	4.5%
97068	3.4	2.0	70.0%
97086	4.2	2.1	100.0%
97219	2.8	2.4	16.7%
97222	1.3	1.2	8.3%
97267	3.0	2.5	20.0%
ABSORPTION RATE			
97015	22.2%	76.0%	-70.8%
97034	19.3%	31.1%	-37.9%
97035	28.6%	52.4%	-45.3%
97045	44.2%	45.8%	-3.5%
97068	29.2%	51.0%	-42.7%
97086	24.0%	48.3%	-50.3%
97219	35.8%	42.3%	-15.3%
97222	76.9%	85.7%	-10.3%
97267	32.9%	40.0%	-17.7%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97015	58	73	-20.50%
97034	88	95	-7.40%
97035	115	108	6.50%
97045	182	177	2.80%
97068	103	125	-17.60%
97086	149	173	-13.90%
97219	174	143	21.70%
97222	100	97	3.10%
97267	97	74	31.10%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	544.7	469	16.10%
97034	1,579.00	1,444.70	9.30%
97035	907.6	867.3	4.60%
97045	612.2	591.3	3.50%
97068	972.4	894.1	8.80%
97086	695	672	3.40%
97219	768.5	697.5	10.20%
97222	485.3	491.2	-1.20%
97267	539.7	559.8	-3.60%