

BY THE NUMBERS

Neighborhood Snapshot – April 2025

NEIGHBORHOOD SNAPSHOT	April 2025	April 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	477.0	524.1	-9.0%
NW Washington Co	835.9	787.8	6.1%
Portland North	503.7	557.0	-9.6%
Portland Northeast	582.4	593.8	-1.9%
Portland Southeast	530.0	500.7	5.9%
Portland West	776.4	724.7	7.1%
Beaverton/Aloha	546.3	541.3	0.9%
Hillsboro/Forest Grove	558.7	552.6	1.1%
Tigard/Tualatin/Sherwood/Wilsonville	652.1	647.0	0.8%
Lake Oswego/West Linn	1,017.4	1,052.2	-3.3%
Milwaukie /Happy Valley/Clackamas/Damascus	581.6	587.9	-1.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	369	252	46.4%
NW Washington Co	319	228	39.9%
Portland North	278	318	-12.6%
Portland Northeast	433	366	18.3%
Portland Southeast	581	531	9.4%
Portland West	1,183	917	29.0%
Beaverton/Aloha	435	294	48.0%
Hillsboro/Forest Grove	507	301	68.4%
Tigard/Tualatin/Sherwood/Wilsonville	577	433	33.3%
Lake Oswego/West Linn	374	281	33.1%
Milwaukie /Happy Valley/Clackamas/Damascus	585	407	43.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	604.9	649.6	-6.9%
NW Washington Co	795.2	933.1	-14.8%
Portland North	597.2	609.9	-2.1%
Portland Northeast	620.7	718.9	-13.7%
Portland Southeast	639.5	657.0	-2.7%
Portland West	833.3	865.7	-3.7%
Beaverton/Aloha	660.2	611.2	8.0%
Hillsboro/Forest Grove	642.9	726.6	-11.5%
Tigard/Tualatin/Sherwood/Wilsonville	757.5	804.1	-5.8%
Lake Oswego/West Linn	1,554.2	1,506.9	3.1%
Milwaukie /Happy Valley/Clackamas/Damascus	759.2	897.8	-15.4%

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AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	55	41	34.1%
NW Washington Co	61	52	17.3%
Portland North	44	36	22.2%
Portland Northeast	43	33	30.3%
Portland Southeast	44	36	22.2%
Portland West	61	47	29.8%
Beaverton/Aloha	62	41	51.2%
Hillsboro/Forest Grove	65	55	18.2%
Tigard/Tualatin/Sherwood/Wilsonville	65	54	20.4%
Lake Oswego/West Linn	53	37	43.2%
Milwaukie /Happy Valley/Clackamas/Damascus	70	65	7.7%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.0%	100.3%	-0.4%
NW Washington Co	99.0%	99.6%	-0.5%
Portland North	102.1%	100.8%	1.2%
Portland Northeast	102.1%	102.3%	-0.1%
Portland Southeast	101.4%	101.5%	-0.1%
Portland West	99.6%	99.9%	-0.3%
Beaverton/Aloha	99.2%	98.8%	0.4%
Hillsboro/Forest Grove	99.8%	99.0%	0.8%
Tigard/Tualatin/Sherwood/Wilsonville	100.%	98.%	2.1%
Lake Oswego/West Linn	98.1%	98.6%	-0.6%
Milwaukie /Happy Valley/Clackamas/Damascus	98.7%	99.0%	-0.3%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.8	1.9	47.4%
NW Washington Co	3.7	2.4	54.2%
Portland North	2.8	3.3	-15.2%
Portland Northeast	2.5	1.9	31.6%
Portland Southeast	2.1	2.4	-12.5%
Portland West	5.7	5.0	14.0%
Beaverton/Aloha	3.3	2.1	57.1%
Hillsboro/Forest Grove	3.7	2.3	60.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.5	2.8	25.0%
Lake Oswego/West Linn	3.8	2.2	72.7%
Milwaukie /Happy Valley/Clackamas/Damascus	3.4	2.2	54.5%

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ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	35.7%	51.9%	-31.2%
NW Washington Co	26.9%	41.2%	-34.6%
Portland North	35.9%	29.8%	20.4%
Portland Northeast	39.7%	51.6%	-23.1%
Portland Southeast	48.0%	41.4%	15.9%
Portland West	17.6%	20.0%	-12.0%
Beaverton/Aloha	30.5%	46.9%	-34.9%
Hillsboro/Forest Grove	26.8%	42.7%	-37.2%
Tigard/Tualatin/Sherwood/Wilsonville	28.3%	36.1%	-21.5%
Lake Oswego/West Linn	26.2%	45.5%	-42.5%
Milwaukie /Happy Valley/Clackamas/Damascus	29.5%	46.1%	-36.0%