

BY THE NUMBERS

Clackamas County – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97015	63	27	133.3%
97034	167	119	40.3%
97035	148	99	49.5%
97045	197	140	40.7%
97068	139	110	26.4%
97086	180	142	26.8%
97219	189	158	19.6%
97222	68	53	28.3%
97267	87	48	81.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	592.4	509.8	16.2%
97034	2,195.80	2,134.1	2.9%
97035	1,118.60	1,160.4	-3.6%
97045	850.7	1,242.1	-31.5%
97068	1,341.3	1,129.2	18.8%
97086	885.2	1,018.5	-13.1%
97219	847.3	990.1	-14.4%
97222	645.6	515.9	25.1%
97267	683.6	619.9	10.3%
AVERAGE DAYS ON MKT			
97015	93	50	86.0%
97034	76	34	123.5%
97035	31	30	3.3%
97045	32	31	3.2%
97068	43	21	104.8%
97086	54	46	17.4%
97219	44	19	131.6%
97222	31	41	-24.4%
97267	37	24	54.2%
SOLD VS. LIST PRICE			
97015	98.0%	100.0%	-2.0%
97034	96.9%	96.0%	0.8%
97035	98.0%	99.4%	-1.4%
97045	105.4%	99.7%	5.8%
97068	99.3%	100.3%	-1.0%
97086	99.6%	99.5%	0.2%
97219	100.1%	100.4%	-0.3%
97222	101.2%	101.1%	0.1%
97267	98.3%	100.3%	-2.0%

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MONTHS OF IVENTORY			
97015	3.5	1.1	218.2%
97034	5.6	5.0	12.0%
97035	4.9	2.1	133.3%
97045	3.3	2.3	43.5%
97068	2.8	2.0	40.0%
97086	3.5	2.6	34.6%
97219	3.4	2.5	36.0%
97222	1.9	1.7	11.8%
97267	2.9	1.5	93.3%
ABSORPTION RATE			
97015	28.5%	88.8%	-67.9%
97034	17.9%	20.1%	-11.0%
97035	20.2%	47.4%	-57.3%
97045	30.4%	44.2%	-31.2%
97068	35.2%	49.0%	-28.2%
97086	28.3%	38.0%	-25.5%
97219	29.6%	39.2%	-24.5%
97222	52.9%	60.3%	-12.3%
97267	34.4%	66.6%	-48.3%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97015	76	97	-21.6%
97034	119	119	0
97035	145	155	-6.5%
97045	243	239	1.7%
97068	152	179	-15.1%
97086	200	227	-11.9%
97219	232	205	13.2%
97222	139	129	7.8%
97267	130	106	22.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	520.2	460	13.1%
97034	1,506.3	1,432.1	5.2%
97035	880.4	862.6	2.1%
97045	621.6	595.0	4.5%
97068	908.0	879.9	3.2%
97086	699.9	691.8	1.2%
97219	765.4	701.3	9.1%
97222	492.2	500.5	-1.7%
97267	532.4	538.3	-1.1%