

BY THE NUMBERS

Neighborhood Snapshot – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	522.4	518.3	0.8%
NW Washington Co	737.3	818.5	-9.9%
Portland North	501.9	470.9	6.6%
Portland Northeast	628	606.6	3.5%
Portland Southeast	563.2	546.5	3.1%
Portland West	763.7	786.3	-2.9%
Beaverton/Aloha	557	548.6	1.5%
Hillsboro/Forest Grove	559.1	558.7	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	655.7	650	0.9%
Lake Oswego/West Linn	926.5	955.2	-3.0%
Milwaukie /Happy Valley/Clackamas/Damascus	564.7	597.2	-5.4%
Deschutes County	746.7	1,088.4	-31.4%
Clatsop County	538.7	808.1	-33.3%
Tillamook County	522.5	648.3	-19.0%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	461	285	61.8%
NW Washington Co	372	270	37.8%
Portland North	325	400	-18.8%
Portland Northeast	541	460	17.6%
Portland Southeast	696	608	14.5%
Portland West	1,308	1,036	26.3%
Beaverton/Aloha	538	343	56.9%
Hillsboro/Forest Grove	558	366	52.5%
Tigard/Tualatin/Sherwood/Wilsonville	663	505	31.3%
Lake Oswego/West Linn	443	321	38.0%
Milwaukie /Happy Valley/Clackamas/Damascus	608	460	32.2%
Deschutes County	215	103	108.7%
Clatsop County	400	293	36.5%
Tillamook County	522	425	22.8%

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AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	588.3	629.6	-6.6%
NW Washington Co	789.1	948.1	-16.8%
Portland North	573.9	629.4	-8.8%
Portland Northeast	657.5	662.3	-0.7%
Portland Southeast	610.2	648.2	-5.9%
Portland West	841.0	885.0	-5.0%
Beaverton/Aloha	625.8	657.2	-4.8%
Hillsboro/Forest Grove	627.4	686.1	-8.6%
Tigard/Tualatin/Sherwood/Wilsonville	738.3	790.5	-6.6%
Lake Oswego/West Linn	1,609.5	1,535.4	4.8%
Milwaukie /Happy Valley/Clackamas/Damascus	761.8	858.9	-11.3%
Deschutes County	1,108.0	948.3	16.8%
Clatsop County	698.8	733.7	-4.8%
Tillamook County	533.8	505.4	5.6%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	51	34	50.0%
NW Washington Co	41	31	32.3%
Portland North	45	32	40.6%
Portland Northeast	34	26	30.8%
Portland Southeast	31	31	0
Portland West	64	40	60.0%
Beaverton/Aloha	59	39	51.3%
Hillsboro/Forest Grove	61	54	13.0%
Tigard/Tualatin/Sherwood/Wilsonville	60	49	22.4%
Lake Oswego/West Linn	53	27	96.3%
Milwaukie /Happy Valley/Clackamas/Damascus	55	40	37.5%
Deschutes County	79	63	25.4%
Clatsop County	60	83	-27.7%
Tillamook County	66	70	-5.7%

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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.7%	99.9%	-0.2%
NW Washington Co	98.8%	100.2%	-1.4%
Portland North	101.5%	101.1%	0.4%
Portland Northeast	101.6%	102.0%	-0.4%
Portland Southeast	102.3%	101.3%	0.9%
Portland West	99.4%	99.4%	0.1%
Beaverton/Aloha	99.6%	100.1%	-0.5%
Hillsboro/Forest Grove	99.2%	99.1%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.7%	98.7%	1.1%
Lake Oswego/West Linn	97.8%	98.8%	-1.0%
Milwaukie /Happy Valley/Clackamas/Damascus	99.4%	100.1%	-0.8%
Deschutes County	97.7%	98.0%	-0.3%
Clatsop County	96.7%	96.7%	0.1%
Tillamook County	97.7%	97.5%	0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.4	2	70.0%
NW Washington Co	3.9	2.4	62.5%
Portland North	3.6	4.1	-12.2%
Portland Northeast	2.4	1.9	26.3%
Portland Southeast	2.4	2.1	14.3%
Portland West	6.4	4.5	42.2%
Beaverton/Aloha	3.8	2.2	72.7%
Hillsboro/Forest Grove	3.9	2.5	56.0%
Tigard/Tualatin/Sherwood/Wilsonville	3.8	3	26.7%
Lake Oswego/West Linn	4	2.6	53.8%
Milwaukie /Happy Valley/Clackamas/Damascus	3.2	2.3	39.1%
Deschutes County	6.9	4.1	68.3%
Clatsop County	6.7	4.5	48.9%
Tillamook County	9.2	7.1	29.6%

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ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	29.5%	51.2%	-42.4%
NW Washington Co	25.8%	41.1%	-37.2%
Portland North	27.6%	24.2%	14.2%
Portland Northeast	41.2%	51.3%	-19.6%
Portland Southeast	40.9%	46.5%	-12.0%
Portland West	15.6%	22.3%	-29.7%
Beaverton/Aloha	26.1%	45.0%	-41.9%
Hillsboro/Forest Grove	25.7%	39.2%	-34.6%
Tigard/Tualatin/Sherwood/Wilsonville	26.5%	33.3%	-20.4%
Lake Oswego/West Linn	25.2%	38.3%	-34.0%
Milwaukie /Happy Valley/Clackamas/Damascus	30.9%	44.3%	-30.3%
Deschutes County	14.4%	24.2%	-40.6%
Clatsop County	15.0%	22.1%	-32.4%
Tillamook County	10.9%	14.1%	-22.7%