

Monthly Snapshot of Local Real Estate Trends —

BY THE numbers

JUNE 2025

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WINDERMERE REALTY TRUST

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	521.5	503.5	3.6%
NW Washington Co	775.8	787.8	-1.5%
Portland North	496.0	464.4	6.8%
Portland Northeast	605.5	609.7	-0.7%
Portland Southeast	619.7	556.7	11.3%
Portland West	776.0	764.2	1.5%
Beaverton/Aloha	566.8	557.2	1.7%
Hillsboro/Forest Grove	558.5	560.8	-0.4%
Tigard/Tualatin/Sherwood/Wilsonville	656.8	654.3	0.4%
Lake Oswego/West Linn	1,017.0	1,047.0	-2.9%
Milwaukie /Happy Valley/Clackamas/Damascus	578.7	613.5	-5.7%
Clatsop County	537.3	612.6	-12.3%
Tillamook County	554.0	447.9	23.7%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	514	361	42.4%
NW Washington Co	435	306	42.2%
Portland North	342	371	-7.8%
Portland Northeast	572	548	4.4%
Portland Southeast	803	721	11.4%
Portland West	1,332	1,106	20.4%
Beaverton/Aloha	594	376	58.0%
Hillsboro/Forest Grove	621	383	62.1%
Tigard/Tualatin/Sherwood/Wilsonville	684	562	21.7%
Lake Oswego/West Linn	488	366	33.3%
Milwaukie /Happy Valley/Clackamas/Damascus	664	488	36.1%
Clatsop County	418	323	29.4%
Tillamook County	567	461	23.0%

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	597.7	627.1	-4.7%
NW Washington Co	787.9	870.6	-9.5%
Portland North	584.3	633.3	-7.7%
Portland Northeast	646.2	687.3	-6.0%
Portland Southeast	598.5	612.8	-2.3%
Portland West	844.4	875.4	-3.5%
Beaverton/Aloha	624.3	667	-6.4%
Hillsboro/Forest Grove	638.4	696.3	-8.3%
Tigard/Tualatin/Sherwood/Wilsonville	731.6	797.3	-8.2%
Lake Oswego/West Linn	1,589.8	1,538.4	3.3%
Milwaukie /Happy Valley/Clackamas/Damascus	743.9	859.5	-13.4%
Clatsop County	725.3	736.6	-1.5%
Tillamook County	553.4	526.9	5.0%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	41	38	7.9%
NW Washington Co	43	42	2.4%
Portland North	35	33	6.1%
Portland Northeast	33	24	37.5%
Portland Southeast	40	27	48.1%
Portland West	55	40	37.5%
Beaverton/Aloha	57	38	50.0%
Hillsboro/Forest Grove	60	52	15.4%
Tigard/Tualatin/Sherwood/Wilsonville	58	48	20.8%
Lake Oswego/West Linn	52	33	57.6%
Milwaukie /Happy Valley/Clackamas/Damascus	41	46	-10.9%
Clatsop County	55	51	7.8%
Tillamook County	70	59	18.6%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.0%	99.6%	-0.6%
NW Washington Co	98.3%	100.0%	-1.7%
Portland North	101.7%	100.0%	1.7%
Portland Northeast	101.6%	101.2%	0.4%
Portland Southeast	98.3%	101.1%	-2.8%
Portland West	97.8%	97.7%	0.2%
Beaverton/Aloha	99.7%	100.2%	-0.5%
Hillsboro/Forest Grove	99.3%	99.2%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.6%	99.2%	0.4%
Lake Oswego/West Linn	97.6%	98.5%	-0.8%
Milwaukie /Happy Valley/Clackamas/Damascus	98.4%	99.4%	-1.0%
Clatsop County	98.2%	98.3%	-0.2%
Tillamook County	97.0%	96.1%	0.9%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.8	2.3	65.2%
NW Washington Co	4.4	2.4	83.3%
Portland North	3.8	3.5	8.6%
Portland Northeast	3.0	2.9	3.4%
Portland Southeast	2.9	2.4	20.8%
Portland West	5.8	4.6	26.1%
Beaverton/Aloha	4.1	2.3	78.3%
Hillsboro/Forest Grove	4.1	2.7	51.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.7	3.1	19.4%
Lake Oswego/West Linn	4.8	3.5	37.1%
Milwaukie /Happy Valley/Clackamas/Damascus	3.4	2.7	25.9%
Clatsop County	5.6	5.3	5.7%
Tillamook County	9.0	7.4	21.6%

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	26.4%	42.9%	-38.4%
NW Washington Co	22.7%	41.8%	-45.6%
Portland North	26.0%	28.3%	-8.1%
Portland Northeast	33.2%	34.3%	-3.2%
Portland Southeast	34.8%	41.0%	-15.1%
Portland West	17.1%	21.7%	-20.8%
Beaverton/Aloha	24.1%	42.7%	-43.4%
Hillsboro/Forest Grove	24.1%	37.3%	-35.5%
Tigard/Tualatin/Sherwood/Wilsonville	27.1%	31.9%	-15.1%
Lake Oswego/West Linn	20.9%	28.9%	-27.8%
Milwaukie /Happy Valley/Clackamas/Damascus	29.2%	37.7%	-22.5%
Clatsop County	17.9%	18.8%	-5.0%
Tillamook County	11.1%	13.4%	-17.4%

Clackamas County – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97015	75	34	120.6%
97034	178	131	35.9%
97035	167	112	49.1%
97045	205	140	46.4%
97068	154	134	14.9%
97086	178	147	21.1%
97219	196	172	14.0%
97222	74	69	7.2%
97267	98	55	78.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	584.0	529.8	10.2%
97034	2,100.9	2,160.4	-2.8%
97035	1,181.5	1,201.6	-1.7%
97045	841.0	1,219.5	-31.0%
97068	1,358.7	1,123.8	20.9%
97086	892.8	1,035.3	-13.8%
97219	895.7	991.1	-9.6%
97222	604.1	563.5	7.2%
97267	612.9	647.6	-5.4%
AVERAGE DAYS ON MKT			
97015	59	58	1.7%
97034	50	42	19.0%
97035	67	29	131.0%
97045	31	59	-47.5%
97068	37	29	27.6%
97086	35	72	-51.4%
97219	30	38	-21.1%
97222	44	27	63.0%
97267	23	33	-30.3%
SOLD VS. LIST PRICE			
97015	98.2%	101.4%	-3.2%
97034	96.4%	96.9%	-0.5%
97035	97.5%	99.6%	-2.1%
97045	99.9%	98.8%	1.1%
97068	99.2%	99.0%	0.2%
97086	98.8%	99.3%	-0.5%
97219	99.3%	98.4%	0.9%
97222	100.6%	99.9%	0.7%
97267	99.3%	99.1%	0.2%

Clackamas County – June 2025

MONTHS OF IVENTORY			
97015	4.7	2.8	67.9%
97034	7.4	4.5	64.4%
97035	4.3	2.7	59.3%
97045	3.4	2.1	61.9%
97068	3.9	3.7	5.4%
97086	3.3	2.8	17.9%
97219	3.2	2.6	23.1%
97222	2.8	1.6	75.0%
97267	2.5	1.9	31.6%
ABSORPTION RATE			
97015	21.3%	35.2%	-39.6%
97034	13.4%	22.1%	-39.1%
97035	23.3%	37.5%	-37.7%
97045	29.2%	47.1%	-37.9%
97068	25.3%	26.8%	-5.8%
97086	30.3%	36.0%	-15.8%
97219	31.6%	38.3%	-17.6%
97222	35.1%	60.8%	-42.3%
97267	40.8%	52.7%	-22.6%

Clackamas County – June 2025

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%

North Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97203	99	136	-27.2%
97217	212	202	5.0%
97227	22	25	-12.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	528.9	672.9	-21.4%
97217	598.6	611.3	-2.1%
97227	616.2	666.9	-7.6%
AVERAGE DAYS ON MKT			
97203	40	35	14.3%
97217	32	33	-3.0%
97227	2	26	-92.3%
SOLD VS. LIST PRICE			
97203	101.2%	100.4%	0.9%
97217	101.6%	100.1%	1.5%
97227	107.5%	97.5%	10.2%
MONTHS OF INVENTORY			
97203	2.5	3.4	-26.5%
97217	4.3	3.4	26.5%
97227	22	4.2	423.8%
ABSORPTION RATE			
97203	39.3%	29.4%	33.9%
97217	23.1%	29.2%	-20.9%
97227	4.5%	24.0%	-81.0%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	207	213	-2.8%
97217	294	244	20.5%
97227	22	17	29.4%
AVERAGE SALES PRICE			
97203	476.4	456.6	4.3%
97217	533.2	493.7	8.0%
97227	655.9	650.9	0.8%

Northeast Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97211	133	108	23.1%
97212	69	87	-20.7%
97213	92	88	4.5%
97218	46	50	-8.0%
97232	42	32	31.3%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	735.3	665.1	10.6%
97212	940.0	1,001.7	-6.2%
97213	643.5	695.8	-7.5%
97218	730.1	633	15.3%
97232	702.6	763.2	-7.9%
AVERAGE DAYS ON MKT			
97211	27	22	22.7%
97212	37	12	208.3%
97213	44	19	131.6%
97218	29	33	-12.1%
97232	7	28	-75.0%
SOLD VS. LIST PRICE			
97211	101.9%	101.3%	0.6%
97212	100.9%	101.7%	-0.8%
97213	103.3%	101.9%	1.4%
97218	103.6%	101.5%	2.1%
97232	105.2%	101.0%	4.1%
MONTHS OF INVENTORY			
97211	2.8	2.6	7.7%
97212	2.0	2.7	-25.9%
97213	3.4	2.4	41.7%
97218	3.1	3.8	-18.4%
97232	4.2	3.2	31.3%
ABSORPTION RATE			
97211	35.3%	38.8%	-9.1%
97212	49.2%	36.7%	34.0%
97213	29.3%	42.0%	-30.2%
97218	32.6%	26.0%	25.4%
97232	23.8%	31.2%	-23.8%

Northeast Portland – June 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	243	218	11.5%
97212	137	139	-1.4%
97213	159	195	-18.5%
97218	84	90	-6.7%
97232	53	60	-11.7%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	590.4	605.3	-2.5%
97212	829.3	856.2	-3.1%
97213	619.0	580.2	6.7%
97218	481.9	457.9	5.2%
97232	800.0	713.5	12.1%

Northwest Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97209	264	220	20.0%
97210	133	100	33.0%
97229	416	270	54.1%
97231	56	58	-3.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	519.4	592.9	-12.4%
97210	909.9	964.1	-5.6%
97229	873.4	980.5	-10.9%
97231	936.0	916.3	2.1%
AVERAGE DAYS ON MKT			
97209	109	59	84.7%
97210	106	44	140.9%
97229	44	47	-6.4%
97231	57	52	9.6%
SOLD VS. LIST PRICE			
97209	97.5%	97.8%	-0.3%
97210	96.1%	96.4%	-0.3%
97229	98.4%	99.3%	-1.0%
97231	97.5%	93.9%	3.8%
MONTHS OF INVENTORY			
97209	24	11	118.2%
97210	5.3	4.8	10.4%
97229	4.6	2.4	91.7%
97231	5.6	7.3	-23.3%
ABSORPTION RATE			
97209	4.1%	9.0%	-54.1%
97210	18.8%	21.0%	-10.5%
97229	21.6%	41.1%	-47.4%
97231	17.8%	13.7%	29.5%

Northwest Portland – June 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	111	138	-19.6%
97210	90	84	7.1%
97229	437	467	-6.4%
97231	42	33	27.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	451.0	512.8	-12.1%
97210	792.1	828.6	-4.4%
97229	786.9	820.3	-4.1%
97231	670.4	865.3	-22.5%

Southeast Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97202	132	132	0
97206	175	178	-1.7%
97214	72	71	1.4%
97215	41	43	-4.7%
97216	47	43	9.3%
AVERAGE LIST PRICE			
97202	777.6	725.4	7.2%
97206	577.6	566.9	1.9%
97214	814.3	746.2	9.1%
97215	871.1	1,010.7	-13.8%
97216	421.3	569.9	-26.1%
AVERAGE DAYS ON MKT			
97202	46	30	53.3%
97206	44	23	91.3%
97214	45	10	350.0%
97215	21	26	-19.2%
97216	23	38	-39.5%
SOLD VS. LIST PRICE			
97202	100.6%	101.5%	-0.9%
97206	101.3%	100.7%	0.6%
97214	104.4%	101.7%	2.6%
97215	100.4%	102.8%	-2.3%
97216	86.1%	100.8%	-14.6%
MONTHS OF INVENTORY			
97202	2.5	2.4	4.2%
97206	2.9	2.0	45.0%
97214	3.0	3.9	-23.1%
97215	1.4	1.3	7.7%
97216	2.9	2.5	16.0%
ABSORPTION RATE			
97202	39.3%	40.9%	-3.7%
97206	34.8%	48.8%	-28.7%
97214	33.3%	25.3%	31.5%
97215	70.7%	76.7%	-7.8%
97216	34.0%	39.5%	-13.9%

Southeast Portland – June 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	255	224	13.8%
97206	349	358	-2.5%
97214	132	86	53.5%
97215	148	99	49.5%
97216	109	79	38.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	691.9	698.7	-1.0%
97206	484.8	486.1	-0.3%
97214	735.3	703.2	4.6%
97215	743.9	683.5	8.8%
97216	416.6	403.3	3.3%

Southwest Portland – May 2025

YEAR OVER YEAR May 2025 May 2024 % CHANGE AVAILABLE INVENTORY
97201 167 174 -4.0% 97205 66 56 17.9% 97219 196 172 14.0% 97221 89 72 23.6% 97225 108 64 68.8% 97239 136 115 18.3% AVERAGE LIST PRICE (\$,000) (\$,000) (\$,000) (\$,000) 97201 737.8 829.9 -11.1% 97205 795.6 1,047.8 -24.1% 97219 895.7 991.1 -9.6% 97225 918.1 791.9 15.9% 97239 836.6 834.8 0.2% AVERAGE DAYS ON MKT 106.0% 97201 103 50 106.0% 97205 1119 80 48.8% 97205 119 80 48.8% 97205 119 80 48.8% 97219 30 38 -21.1% 97225 26
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97221 1,381.0 1,052.0 31.3% 97225 918.1 791.9 15.9% 97239 836.6 834.8 0.2% AVERAGE DAYS ON MKT 100 97201 103 50 106.0% 97205 119 80 48.8% 97219 33 28 17.9% 97225 26 26 0
97225 918.1 791.9 15.9% 97239 836.6 834.8 0.2% AVERAGE DAYS ON MKT 97201 103 50 106.0% 97205 119 80 48.8% 97219 33 28 17.9% 97225 26 26 0
97239 836.6 834.8 0.2% AVERAGE DAYS ON MKT 97201 103 50 106.0% 97205 119 80 48.8% 97219 30 38 -21.1% 97225 26 26 26 0
AVERAGE DAYS ON MKT 103 50 106.0% 97201 103 50 106.0% 97205 119 80 48.8% 97219 30 38 -21.1% 97221 33 28 17.9% 97225 26 26 0
9720110350106.0%972051198048.8%972193038-21.1%97221332817.9%9722526260
97205 119 80 48.89 97219 30 38 -21.19 97221 33 28 17.99 97225 26 26 0
97219303821.1%97221332817.9%9722526260
97221 33 28 17.9% 97225 26 26 0
97225 26 26
SOLD VS. LIST PRICE
97201 92.0% 97.4% -5.5%
97205 93.1% 87.9% 5.9%
97219 99.3% 98.4% 0.9%
97221 98.6% 98.5% 0.1%
97225 100.2% 99.2% 1.0%
97239 98.6% 98.8% -0.3%
MONTHS OF INVENTORY
97201 9.8 8.7 12.6%
97205 8.3 9.3 -10.8%
97219 3.2 2.6 23.1%
97221 4.7 4.2 11.9%
97225 4.5 1.5 200.0%
97239 4.7 6.4 -26.6%
ABSORPTION RATE
97201 10.1% 11.4% -11.4%
97205 12.1% 10.7% 13.2%
97219 31.6% 38.3% -17.6%
97221 21.3% 23.6% -9.6%
97225 22.2% 65.6% -66.1%
97239 21.3% 15.6% 36.2%

Southwest Portland – May 2025

	intest i ortiana	1V114 y 2025	
YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	92	100	-8.0%
97205	33	40	-17.5%
97219	296	271	9.2%
97221	99	65	52.3%
97225	139	132	5.3%
97239	136	110	23.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	761.0	703.7	8.1%
97205	798.8	639.3	24.9%
97219	765.0	689.0	11.0%
97221	921.0	1,008.3	-8.7%
97225	809.6	775.3	4.4%
97239	750.5	637.3	17.8%

Tigard/Tualatin Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97062	97	78	24.4%
97140	141	117	20.5%
97223	128	106	20.8%
97224	230	201	14.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	670.8	939.9	-28.6%
97140	968.4	953.8	1.5%
97223	703.6	781.1	-9.9%
97224	630.8	685	-7.9%
AVERAGE DAYS ON MKT			
97062	22	32	-31.3%
97140	51	49	4.1%
97223	35	23	52.2%
97224	64	46	39.1%
SOLD VS. LIST PRICE			
97062	99.0%	100.7%	-1.7%
97140	99.1%	104.7%	-5.3%
97223	99.0%	100.5%	-1.5%
97224	98.9%	99.6%	-0.6%
MONTHS OF INVENTORY			
97062	4.0	2.2	81.8%
97140	3.0	2.1	42.9%
97223	2.4	1.8	33.3%
97224	3.1	2.9	6.9%
ABSORPTION RATE			
97062	24.7%	44.8%	-44.9%
97140	33.3%	47.0%	-29.1%
97223	42.1%	54.7%	-22.9%
97224	32.1%	34.3%	-6.3%

Tigard/Tualatin Portland – June 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	162	171	-5.3%
97140	211	202	4.5%
97223	244	243	0.4%
97224	371	342	8.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	689.2	712.5	-3.3%
97140	712.9	755	-5.6%
97223	661.5	636.2	4.0%
97224	602.4	577.6	4.3%

Beaverton/Hillsboro – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97005	60	32	87.5%
97006	141	84	67.9%
97007	248	170	45.9%
97008	67	41	63.4%
97123	119	97	22.7%
97124	27	22	22.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	537.2	547.9	-2.0%
97006	459.9	456.3	0.8%
97007	736	790.6	-6.9%
97008	564.9	563.3	0.3%
97123	733.2	878.4	-16.5%
97124	421.5	481.2	-12.4%
AVERAGE DAYS ON MKT			
97005	51	42	21.4%
97006	25	27	-7.4%
97007	52	41	26.8%
97008	21	11	90.9%
97123	62	61	1.6%
97124	77	88	-12.5%
SOLD VS. LIST PRICE			
97005	98.9%	99.8%	-0.9%
97006	99.2%	100.0%	-0.8%
97007	100.6%	100.8%	-0.2%
97008	99.3%	100.8%	-1.6%
97123	96.6%	99.5%	-2.9%
97124	97.3%	98.9%	-1.6%
MONTHS OF INVENTORY			
97005	5.5	1.2	358.3%
97006	5.6	2.3	143.5%
97007	4.3	2.3	87.0%
97008	3.5	2.0	75.0%
97123	4.8	5.4	-11.1%
97124	5.4	2.4	125.0%

Beaverton/Hillsboro – June 2025

ABSORPTION RATE			
97005	18.3%	84.3%	-78.3%
97006	17.7%	42.8%	-58.6%
97007	23.3%	42.9%	-45.5%
97008	28.3%	51.2%	-44.6%
97123	21.0%	18.5%	13.2%
97124	18.5%	40.9%	-54.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	87	100	-13.0%
97006	147	189	-22.2%
97007	354	356	-0.6%
97008	109	118	-7.6%
97123	358	350	2.3%
97124	211	203	3.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	486.8	510.6	-4.7%
97006	474.7	500.4	-5.1%
97007	639.8	628.4	1.8%
97008	533.8	526.2	1.4%
97123	594.0	589.4	0.8%
97124	578.6	620.0	-6.7%

Coast – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97103	126	91	38.5%
97110	40	30	33.3%
97121	11	8	37.5%
97130	53	29	82.8%
97131	35	31	12.9%
97138	133	119	11.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97103	519.5	521.8	-0.4%
97110	1,328.1	1,683.8	-21.1%
97121	452.9	529.6	-14.5%
97130	749.4	710.6	5.5%
97131	515.9	410.4	25.7%
97138	843.6	728.5	15.8%
AVERAGE DAYS ON MKT			
97103	70	48	45.8%
97110	55	42	31.0%
97121	0	17	-100.0%
97130	36	33	9.1%
97131	68	3	2166.7%
97138	51	62	-17.7%
SOLD VS. LIST PRICE			
97103	98.2%	101.2%	-2.9%
97110	96.8%	96.3%	0.5%
97121	0	95.6%	-100.0%
97130	97.4%	92.2%	5.6%
97131	99.5%	94.6%	5.2%
97138	98.1%	96.7%	1.5%
MONTHS OF INVENTORY			
97103	4.7	3.8	23.7%
97110	6.7	4.3	55.8%
97121	0.0	4.0	-100.0%
97130	6.6	2.2	200.0%
97131	5.0	7.8	-35.9%
97138	4.8	5.2	-7.7%

Coast – June 2025

ABSORPTION RATE			
97103	21.4%	26.3%	-18.7%
97110	15.0%	23.3%	-35.7%
97121	0	25.0%	-100.0%
97130	15.0%	44.8%	-66.3%
97131	20.0%	12.9%	55.0%
97138	21.0%	19.3%	8.9%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	101	85	18.8%
97110	19	34	-44.1%
97121	6	14	-57.1%
97130	31	41	-24.4%
97131	29	15	93.3%
97138	101	116	-12.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	539.6	459.4	17.5%
97110	950.5	1,241.3	-23.4%
97121	321.5	498	-35.4%
97130	905.3	845.6	7.1%
97131	377.2	403.6	-6.5%
97138	542.4	604.7	-10.3%

Portland Condos – June 2025

Condos by Area

North 108 107 0.9% Northeast 106 73 45.2% Southeast 133 124 7.3% West 588 494 19.0% AVERAGE LIST PRICE (\$,000) (\$,000) (\$,000) NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT 0 0 130 46 182.6% North 130 46 182.6% 0.3.9% 3.9%	Condos by Area				
NW Washington Co. 41 11 192.9% North 108 107 0.9% Northeast 106 7.3 45.2% Southeast 133 124 7.3% West 588 494 19.0% MVERAGE LIST PRICE (\$,000) (\$,000) 100 NW Washington Co 337.7 341.5 1.1.1% Northeast 322.2 342.5 -5.9% Southeast 331.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 313 144 182.6% Northeast 317.4 57.57 -10.1% West 517.4 57.57 -10.1% Northeast 313 46 182.6% Northeast 517.4 57.57 -10.1% Southeast 130 46 182.6% Northeast 73 76 -3.9% Southeast 99 98 8 14.2%<	YEAR OVER YEAR	June 2025	June 2024	% CHANGE	
North 108 107 0.9% Northeast 106 73 45.2% Southeast 133 124 7.3% West 588 494 19.0% AVERAGE LIST PRICE (\$,000) (\$,000) (\$,000) NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT 0 0 130 46 182.6% North 130 46 182.6% 0.3.9% 3.9%	AVAILABLE INVENTORY				
Northeast 106 73 44.280 Southeast 133 124 7.360 West 588 494 19.0% AVERAGE LIST PRICE (\$,000) (\$,000) (\$,000) NW washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT - - NW Washington Co 136 43 216.3% North 130 46 182.6% North 130 46 182.6% North 133 46 34.2% West 73 76 -3.9% Southeast 89 38 134.2% West 120 70 74.4% North 98.2% 98.8% -0.6% Northeast </td <td>NW Washington Co.</td> <td>41</td> <td>14</td> <td>192.9%</td>	NW Washington Co.	41	14	192.9%	
North 100 100 100 West 133 124 7.3% West 588 494 19.0% AVERAGE LIST PRICE (\$.000) (\$.000) 100 NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT 130 46 182.6% North 130 46 182.6% North 130 46 182.6% North 130 46 182.6% Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE	North	108	107	0.9%	
West Dial Dial Dial Dial AVERAGE LIST PRICE (\$,000) (\$,000) (\$,000) NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT	Northeast	106	73	45.2%	
AVERAGE LIST PRICE (\$.000) (\$.000) (\$.000) NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT	Southeast	133	124	7.3%	
NW Washington Co 337.7 341.5 -1.1% North 351.7 356.0 -1.2% Northeast 322.2 342.5 -5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT	West	588	494	19.0%	
North 351.7 356.0 1.2% Northeast 322.2 342.5 5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT -10.1% NW Washington Co 136 43 216.3% North 130 46 182.6% Northast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE - - NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northast 99.1% 99.1% -0.3% Monthast 99.1% 99.1% -0.3% Monthast 99.1% 99.1% -0.2% MONTHS OF INVENTORY -0.2% -0.3% Northeast 5.6 5.6 0 0 <td>AVERAGE LIST PRICE</td> <td>(\$,000)</td> <td>(\$,000)</td> <td></td>	AVERAGE LIST PRICE	(\$,000)	(\$,000)		
Northeast 322.2 342.5 5.9% Southeast 343.6 366.1 -6.1% West 517.4 575.7 -10.1% AVERAGE DAYS ON MKT	NW Washington Co	337.7	341.5	-1.1%	
Southeast 343.6 366.1 6.1% West 517.4 575.7 10.1% AVERAGE DAYS ON MKT NW Washington Co 136 43 216.3% North 130 46 182.6% Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE - NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northeast 99.1% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY - - NW Washington Co <	North	351.7	356.0	-1.2%	
No. 10.10 No. 10.10 AVERAGE DAYS ON MKT 517.4 575.7 -10.1% NW Washington Co 136 43 216.3% North 130 46 182.6% Northast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY -2.2% NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3	Northeast	322.2	342.5	-5.9%	
AVERAGE DAYS ON MKT Distribution NW Washington Co 136 43 216.3% North 130 46 182.6% Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE 70 71.4% NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% North 99.1% 99.0% 0.1% Southeast 99.1% 99.7% -0.3% West 99.4% 99.7% -0.3% West 99.4% 99.7% -0.3% West 99.4% 99.7% -0.3% West 99.4% 99.7% -0.3% West 93.3 6.7 2.2% MONTHS OF INVENTORY -0.3% -0.6% North 8.3 6.7 23.9% Northeast 5.6 5.6 0	Southeast	343.6	366.1	-6.1%	
NW Washington Co 136 43 216.3% North 130 46 182.6% Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE	West	517.4	575.7	-10.1%	
North 130 46 182.6% Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE	AVERAGE DAYS ON MKT				
Northeast 73 76 -3.9% Southeast 89 38 134.2% West 120 70 71.4% SOLD VS. LIST PRICE NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northeast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% MSORPTION RATE 105.9% NW Washington Co 12.20% 78.57% -84.5% NW Washington Co 12.20% 78.57% -84.5%	NW Washington Co	136	43	216.3%	
North North North North North North North Southeast Southeast <th< td=""><td>North</td><td>130</td><td>46</td><td>182.6%</td></th<>	North	130	46	182.6%	
West 100 100 100 100 100 SOLD VS. LIST PRICE 120 70 71.4% NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northeast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY - - NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% North 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE - NW Washington Co 12.04% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84%	Northeast	73	76	-3.9%	
SOLD VS. LIST PRICE Image: constraint of the second s	Southeast	89	38	134.2%	
NW Washington Co 94.8% 99.5% -4.7% North 98.2% 98.8% -0.6% Northeast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY - - NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 0 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE - - NW Washington Co 12.04% 14.95% -19.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	West	120	70	71.4%	
North 98.2% 98.8% -0.6% Northeast 99.1% 99.0% 0.1% Southeast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY	SOLD VS. LIST PRICE				
Northeast 99.1% 99.0% 0.1% Southeast 99.1% 99.0% 0.1% Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY - NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE - - NW Washington Co 12.20% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	NW Washington Co	94.8%	99.5%	-4.7%	
Southeast 99.4% 99.7% -0.3% West 94.3% 96.4% -2.2% MONTHS OF INVENTORY NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE -19.5% North 12.0% 78.57% -84.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	North	98.2%	98.8%	-0.6%	
West 94.3% 96.4% -2.2% MONTHS OF INVENTORY <td>Northeast</td> <td>99.1%</td> <td>99.0%</td> <td>0.1%</td>	Northeast	99.1%	99.0%	0.1%	
MONTHS OF INVENTORY MONTHS OF INVENTORY NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE NW Washington Co 12.20% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	Southeast	99.4%	99.7%	-0.3%	
NW Washington Co 8.2 1.3 530.8% North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE NW Washington Co 12.20% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	West	94.3%	96.4%	-2.2%	
North 8.3 6.7 23.9% Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	MONTHS OF INVENTORY				
Northeast 5.6 5.6 0 Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE NW Washington Co 12.20% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	NW Washington Co	8.2	1.3	530.8%	
Southeast 7.0 3.4 105.9% West 11.3 8.0 41.3% ABSORPTION RATE NW Washington Co 12.20% 78.57% -84.5% North 12.04% 14.95% -19.5% Northeast 17.92% 17.81% 0.6% Southeast 14.29% 29.84% -52.1%	North	8.3	6.7	23.9%	
West 11.3 8.0 41.3% ABSORPTION RATE	Northeast	5.6	5.6	0	
ABSORPTION RATE Image: Constraint of the second secon	Southeast	7.0	3.4	105.9%	
NW Washington Co12.20%78.57%84.5%North12.04%14.95%-19.5%Northeast17.92%17.81%0.6%Southeast14.29%29.84%-52.1%	West	11.3	8.0	41.3%	
North12.04%14.95%-19.5%Northeast17.92%17.81%0.6%Southeast14.29%29.84%-52.1%	ABSORPTION RATE				
Northeast17.92%17.81%0.6%Southeast14.29%29.84%-52.1%	NW Washington Co	12.20%	78.57%	-84.5%	
Southeast 14.29% 29.84% -52.1%	North	12.04%	14.95%	-19.5%	
	Northeast	17.92%	17.81%	0.6%	
	Southeast	14.29%	29.84%	-52.1%	
	West			-29.6%	

Portland Condos – June 2025

Condos by Zip Code

YEAR TO DATE June 2025 June 2024 %CHANGE AVAILABLE INVENTORY 97201 107 116 -7.8% 97205 56 38 47.4% 97209 258 215 20.0% 97210 54 39 38.5% 97214 19 0 0 97232 202 11 81.8% 97239 54 34 58.8% AVERAGE LIST PRICE 60.000 (5.000) - 97201 441.1 532.0 -17.1% 97205 760.1 10.34.8 -26.5% 97209 505.8 566.2 -10.7% 97210 56.9.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97232 22.0 353.3 -17.4% 97239 660.0 645.0 -6.0% 9724 356.8 411.9 -13.4% 97239 6060.0 <th></th> <th></th> <th></th> <th></th>				
9720111071116-7.8%97205563847.4%9720925821520.0%97210543938.5%9721411900972322011181.8%97239543458.8%AVERAGE LIST PRICE(\$00)(\$00)097201441.153.4-26.5%97209554566.2-10.7%97201554.3440.9-16.0%97202555.8566.2-10.7%97210555.8440.9-16.0%9723222.0353.3-17.4%97233606.0645.0-6.0%9723422.0355.8411.997235606.0645.0-6.0%9720111469110.1%9720311839210.2%9720410043313.2%972058185580.0%9723611859210.2%97237110-14.5699723911839210.2%972497.935.680.0%9723577110-9.3%972361185931.3%972371183931.3%972391183931.3%972301185931.3%9723177110-9.3%9723497.5%9.5%3.3%9723597.5%9.5%3.3		June 2025	June 2024	% CHANGE
97205 56 38 47.4% 97209 258 215 20.0% 97210 54 39 38.5% 97214 119 119 0 97232 20 160.0% 97233 54 34 58.8% AVERAGE LIST PRICE (\$.000) (\$.000) 0 97201 441.1 532.0 -17.1% 97205 760.1 1.034.8 -26.5% 97209 555.8 566.2 -10.7% 97214 352.7 401.4 -12.1% 97232 202.0 353.3 -17.4% 97214 352.7 401.4 -12.1% 97239 606.0 645.0 6.0% 97214 352.7 401.4 -12.1% 97239 606.0 645.0 6.0% 97214 352.7 401.4 -12.1% 97239 606.0 645.0 6.0% 97210 145 6 <				
97209 258 215 20.0% 97210 54 39 38.5% 97214 119 19 0 97229 52 20 160.0% 97239 534 34 58.8% AVERAGE LIST PRICE (\$.000) (\$.000) 0 97201 441.1 532.0 -17.1% 97205 760.1 1.034.8 -26.5% 97209 505.8 566.2 -10.7% 97214 352.7 401.4 -12.1% 97210 556.8 411.9 -13.4% 97232 292.0 353.3 -17.4% 97232 292.0 353.3 -17.4% 97232 356.8 411.9 -13.4% 97232 356.8 411.9 -13.4% 97233 606.0 645.0 -6.0% 97210 145 69 110.1% 97205 83 95 12.6% 97214 99 <		107	116	
97210 54 39 38.5% 97214 119 119 0 97232 200 111 81.8% 97332 200 111 81.8% 97233 54 34 58.8% 97234 54 34 58.8% 97239 54 34 58.8% 97201 411.1 532.0 -17.1% 97205 760.1 1,034.8 -26.5% 97209 505.8 566.2 -10.7% 97210 556.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97232 292.0 353.3 -17.4% 97233 606.0 645.0 -6.0% 97239 606.0 645.0 -6.0% 97239 606.0 645.0 -6.0% 97214 914 5 80.0% 97215 833 95 -12.6% 97229 100 43 103.	97205	56	38	47.4%
97214 19 19 0 97229 52 20 160.0% 97232 200 11 81.8% 97239 54 34 58.8% AVERAGE LIST PRICE (\$.000) (\$.000) (\$.000) 97201 441.1 532.0 -17.1% 97205 760.1 1.034.8 -26.5% 97209 556.3 490.9 16.0% 97210 556.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97232 292.0 353.3 -17.4% 97239 666.0 645.0 -6.0% AVERAGE DAYS ON MKT	97209	258	215	20.0%
97229 52 20 160.0% 97232 200 111 81.8% 97239 54 34 58.8% AVERAGE LIST PRICE (\$,000) (\$,000)	97210	54	39	38.5%
97232 20 11 81.8% 97239 54 34 58.8% AVERAGE LIST PRICE (\$.000) (\$.000) (\$.000) 97201 441.1 532.0 -17.1% 97205 760.1 1,034.8 -26.5% 97209 505.8 566.2 -10.7% 97210 569.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97232 292.0 353.3 -17.4% 97239 606.0 645.0 -60% 97239 606.0 645.0 -60% 97239 606.0 645.0 -60% 97239 606.0 645.0 -60% 97230 1145 69 110.1% 97201 1445 69 110.1% 97205 83 95 -12.6% 97206 1103 59 210.2% 97210 1183 59 210.2% 97232 1010	97214	19	19	0
97239 54 34 58.8% AVERAGE LIST PRICE (\$,000) (\$,000) (97201 441.1 532.0 -17.1% 97205 760.1 1,034.8 -26.5% 97209 505.8 566.2 -10.7% 97210 569.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97232 292.0 353.3 -17.4% 97239 606.0 645.0 -6.0% 97239 606.0 645.0 -6.0% 97201 145 69 110.1% 97202 353.3 -17.4% 97239 606.0 645.0 -6.0% 97201 145 69 110.1% 97201 145 69 110.1% 97205 83 95 12.6% 97210 183 59 210.2% 97232 7 110 -93.6% 97239 1101 4.1%	97229	52	20	160.0%
AVERAGE LIST PRICE(\$,000)(\$,000)97201441.1532.0-17.1%97205760.11,034.8-26.5%97209505.8566.2-10.7%97210569.3490.916.0%97214352.7401.4-12.1%97232292.0353.3-17.4%97332292.0353.3-17.4%9720114569-6.0%AVERAGE DAYS ON MKT	97232	20	11	81.8%
97201441.1532.0-17.1%97205760.11,034.8-26.5%97209505.8566.2-10.7%97210569.3490.916.0%97214352.7401.4-12.1%97232292.0353.3-17.4%97332292.0353.3-17.4%9720114569-6.0%AVERAGE DAYS ON MKT	97239	54	34	58.8%
97205760.11,034.8-26.5%97209505.8566.2-10.7%97210569.3490.916.0%97214352.7401.4-12.1%97232292.0353.3-17.4%97239606.0645.0-6.0%AVERAGE DAYS ON MKT9720114569110.1%972058395-12.6%97210118359210.2%9721499580.0%97215118123-41%97210118123-41%9721187.7%96.74%-9.3%9723297.9%84.47%-9.3%9721497.5%97.87%-0.3%9720597.9%84.47%16.0%9720697.5%97.87%-0.3%9720797.5%97.87%-0.3%9720897.5%97.87%-0.3%9720997.5%97.87%-0.3%9720597.9%97.87%-0.3%9720597.5%97.87%-0.3%9720697.5%97.87%-0.3%9720797.5%97.87%-0.3%9720897.5%97.87%-0.3%9720997.5%97.87%-0.3%9720997.5%97.87%-0.3%9720997.5%97.87%-0.3%9720997.5%97.87%-0.3%9720997.5%97.87%-0.3%9720997.5% </th <th>AVERAGE LIST PRICE</th> <th>(\$,000)</th> <th>(\$,000)</th> <th></th>	AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209 505.8 566.2 -10.7% 97210 569.3 490.9 16.0% 97214 352.7 401.4 -12.1% 97229 356.8 411.9 -13.4% 97232 292.0 353.3 -17.4% 97239 606.0 645.0 -6.0% AVERAGE DAYS ON MKT 97201 145 69 110.1% 97205 83 95 -12.6% 97210 145 69 100.1% 97210 183 59 210.2% 97214 9 5 80.0% 97229 100 43 132.6% 97232 7 110 -93.6% 97239 118 123 -41% 97230 87.7% 96.74% -9.3% 97230 97.9% 84.47% 16.0% 97201 87.7% 96.74% -0.3% 97205 97.5% 97.87%	97201	441.1	532.0	-17.1%
9721016.0%490.916.0%97214352.7401.4-12.1%97229356.8411.9-13.4%97232292.0353.3-17.4%97239606.0645.0-6.0%AVERAGE DAYS ON MKT009720114569110.1%9720588395-12.6%972061095984.7%9721018359210.2%9721499580.0%9723210043132.6%97239118123-4.1%9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720697.5%97.87%0.3%9721097.5%97.87%0.3%9721498.7%100.74%2.0%9721498.7%100.74%2.0%97232103.8%97.74%3.0%97232103.8%97.74%6.2%	97205	760.1	1,034.8	-26.5%
97214352.7401.4-12.1%97229356.8411.9-13.4%97232292.0353.3-17.4%97239606.0645.0-6.0%AVERAGE DAYS ON MKT9720114569110.1%9720588395-12.6%972091095984.7%97210118359210.2%972149580.0%9723210043132.6%97239118123-4.1%9720187.7%96.74%-9.3%9720397.9%84.47%-9.3%9720497.5%97.8%-0.3%9720597.5%97.8%-0.3%9720495.3%99.96%-4.7%9720596.5%99.5%-3.0%97232103.8%97.74%-3.0%97232103.8%97.74%-3.0%	97209	505.8	566.2	-10.7%
97229356.8411.9-13.4%97232292.0353.3-17.4%97239606.0645.0-6.0%AVERAGE DAYS ON MKT9720114569110.1%972058395-12.6%972091095984.7%9721018359210.2%972149580.0%9723210043132.6%97239118123-4.1%9720187.7%96.74%-9.3%9720597.5%97.87%-0.3%9720697.5%97.87%-0.3%9720795.3%99.96%-4.7%9721898.7%100.74%-2.0%9721996.5%99.57%-3.0%9723296.5%99.57%-3.0%97232103.8%97.74%6.2%	97210	569.3	490.9	16.0%
97232 292.0 353.3 -17.4% 97239 606.0 645.0 -6.0% AVERAGE DAYS ON MKT 97201 145 69 110.1% 97205 83 95 -12.6% 97209 109 59 84.7% 97210 183 59 210.2% 97214 9 5 80.0% 97229 100 43 132.6% 97232 7 110 -93.6% 97239 118 123 -4.1% 97230 118 123 -4.1% 97231 87.7% 96.74% -9.3% 97205 97.9% 84.47% 16.0% 97205 97.5% 97.87% -0.3% 97206 97.5% 97.87% -0.3% 97207 95.3% 99.96% -4.7% 97208 97.5% 97.87% -0.3% 97209 97.5% 97.87%	97214	352.7	401.4	-12.1%
97239 606.0 645.0 -6.0% AVERAGE DAYS ON MKT 97201 145 69 110.1% 97205 83 95 -12.6% 97209 109 59 84.7% 97210 183 59 210.2% 97214 9 5 80.0% 97229 100 43 132.6% 97232 7 110 -93.6% 97239 118 123 -4.1% SOLD VS. LIST PRICE 9 97201 87.7% 96.74% -9.3% 97205 97.9% 84.47% 16.0% 97206 97.5% 97.87% -0.3% 97207 99.53% 99.96% -4.7% 97208 97.5% 97.87% -0.3% 97209 97.5% 97.87% -0.3% 97210 95.3% 99.96% -4.7% 97214 98.7% 100.74% <th>97229</th> <th>356.8</th> <th>411.9</th> <th>-13.4%</th>	97229	356.8	411.9	-13.4%
AVERAGE DAYS ON MKTImage: constraint of the system of the sys	97232	292.0	353.3	-17.4%
9720114569110.1%9720588395-12.6%972091095984.7%97210108359210.2%9721499580.0%9722910043132.6%97232710-93.6%97239118123-41%SOLD VS. LIST PRICE959720597.9%84.47%-0.3%9720597.5%97.87%-0.3%9721498.7%100.74%-2.0%9721496.5%99.57%-3.0%97232103.8%97.74%6.2%	97239	606.0	645.0	-6.0%
97205101197209109599721018359972101835997214959722910043972327110972391181239720187.7%96.74%9720597.9%84.47%9720697.5%97.87%9720795.3%99.96%9721895.3%99.96%9721996.5%99.57%9722996.5%99.57%97232103.8%97.74%	AVERAGE DAYS ON MKT			
972091095984.7%9721018359210.2%972149580.0%9722910043132.6%972327110-93.6%97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97201	145	69	110.1%
9721018359210.2%972149580.0%9722910043132.6%972327110-93.6%97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%97232103.8%97.74%6.2%	97205	83	95	-12.6%
97214972680.0%9722910043132.6%972327110-93.6%97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%97232103.8%97.74%6.2%	97209	109	59	84.7%
9722910043132.6%972327110-93.6%97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%97232103.8%97.74%6.2%	97210	183	59	210.2%
972327110-93.6%97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97214	9	5	80.0%
97239118123-4.1%SOLD VS. LIST PRICE9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97229	100	43	132.6%
SOLD VS. LIST PRICE 87.7% 96.74% -9.3% 97201 87.7% 96.74% -9.3% 97205 97.9% 84.47% 16.0% 97209 97.5% 97.87% -0.3% 97210 95.3% 99.96% -4.7% 97214 98.7% 100.74% -2.0% 97229 96.5% 99.57% -3.0% 97232 103.8% 97.74% 6.2%	97232	7	110	-93.6%
9720187.7%96.74%-9.3%9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97239	118	123	-4.1%
9720597.9%84.47%16.0%9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	SOLD VS. LIST PRICE			
9720997.5%97.87%-0.3%9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97201	87.7%	96.74%	-9.3%
9721095.3%99.96%-4.7%9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97205	97.9%	84.47%	16.0%
9721498.7%100.74%-2.0%9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97209	97.5%	97.87%	-0.3%
9722996.5%99.57%-3.0%97232103.8%97.74%6.2%	97210	95.3%	99.96%	-4.7%
97232 103.8% 97.74% 6.2%	97214	98.7%	100.74%	-2.0%
	97229	96.5%	99.57%	-3.0%
97239 96.8% 99.50% -2.7%	97232	103.8%	97.74%	6.2%
	97239	96.8%	99.50%	-2.7%

Portland Condos – June 2025

MONTHS OF INVENTORY			
97201	9.7	10.5	-7.6%
97205	9.3	7.6	22.4%
97209	23.5	10.8	117.6%
97210	7.7	4.9	57.1%
97229	9.5	6.3	50.8%
97214	6.5	1.8	261.1%
97232	20	11.0	81.8%
97239	7.7	6.8	13.2%
ABSORPTION RATE			
97201	10.28%	9.48%	8.4%
97205	10.71%	13.16%	-18.6%
97209	4.26%	9.30%	-54.2%
97210	12.96%	20.51%	-36.8%
97229	10.53%	15.79%	-33.3%
97214	15.38%	55.00%	-72.0%
97232	5.00%	9.09%	-45.0%
97239	12.96%	14.71%	-11.9%