



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

JUNE 2025

BY THE NUMBERS

Neighborhood Snapshot – June 2025

| 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% |

BY THE NUMBERS

Neighborhood Snapshot – June 2025

| 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% |

BY THE NUMBERS

Neighborhood Snapshot – June 2025

| 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% |

BY THE NUMBERS

Neighborhood Snapshot – June 2025

| 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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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) | |
| 97201 | 737.8 | 829.9 | -11.1% |
| 97205 | 795.6 | 1,047.8 | -24.1% |
| 97219 | 895.7 | 991.1 | -9.6% |
| 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 | | | |
| 97201 | 103 | 50 | 106.0% |
| 97205 | 119 | 80 | 48.8% |
| 97219 | 30 | 38 | -21.1% |
| 97221 | 33 | 28 | 17.9% |
| 97225 | 26 | 26 | 0 |
| 97239 | 64 | 55 | 16.4% |
| 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% |

BY THE NUMBERS

Southwest Portland – May 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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

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% |

BY THE NUMBERS

Portland Condos – June 2025

Condos by Area

| YEAR OVER YEAR | June 2025 | June 2024 | % CHANGE |
|----------------------------|-----------|-----------|----------|
| AVAILABLE INVENTORY | | | |
| NW Washington Co. | 41 | 14 | 192.9% |
| 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) | |
| 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% |
| 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% |
| 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 | 8.84% | 12.55% | -29.6% |

BY THE NUMBERS

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 | 19 | 0 |
| 97229 | 52 | 20 | 160.0% |
| 97232 | 20 | 11 | 81.8% |
| 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% |
| 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% |
| 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 | | | |
| 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% |
| 97239 | 96.8% | 99.50% | -2.7% |

BY THE NUMBERS

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% |