

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%

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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%

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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%