

## 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%

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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%

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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%

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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%