



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

JULY 2025

BY THE NUMBERS

Neighborhood Snapshot – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	491.3	493.4	-0.4%
NW Washington Co	765.0	818.2	-6.5%
Portland North	535.5	501.0	6.9%
Portland Northeast	576.2	606.8	-5.0%
Portland Southeast	571.6	549.6	4.0%
Portland West	722.2	734.1	-1.6%
Beaverton/Aloha	565.9	562.0	0.7%
Hillsboro/Forest Grove	555.7	561.2	-1.0%
Tigard/Tualatin/Sherwood/Wilsonville	665.1	648.5	2.6%
Lake Oswego/West Linn	998.3	1,157.5	-13.8%
Milwaukie /Happy Valley/Clackamas/Damascus	569.3	600.9	-5.3%
Clatsop County	559.1	649.0	-13.9%
Tillamook County	485.9	507.2	-4.2%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	548	382	43.5%
NW Washington Co	418	310	34.8%
Portland North	343	348	-1.4%
Portland Northeast	543	536	1.3%
Portland Southeast	819	748	9.5%
Portland West	1,298	1,139	14.0%
Beaverton/Aloha	619	436	42.0%
Hillsboro/Forest Grove	642	419	53.2%
Tigard/Tualatin/Sherwood/Wilsonville	692	579	19.5%
Lake Oswego/West Linn	480	373	28.7%
Milwaukie /Happy Valley/Clackamas/Damascus	668	473	41.2%
Clatsop County	440	367	19.9%
Tillamook County	578	517	11.8%

BY THE NUMBERS

Neighborhood Snapshot – July 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	581	631.4	-8.0%
NW Washington Co	784.8	888.7	-11.7%
Portland North	565.7	613.9	-7.9%
Portland Northeast	635.7	658.7	-3.5%
Portland Southeast	599.3	607.9	-1.4%
Portland West	837.8	878.1	-4.6%
Beaverton/Aloha	614.7	656.0	-6.3%
Hillsboro/Forest Grove	640.8	682.6	-6.1%
Tigard/Tualatin/Sherwood/Wilsonville	721.9	788.9	-8.5%
Lake Oswego/West Linn	1,606.6	1,466.0	9.6%
Milwaukie /Happy Valley/Clackamas/Damascus	743.7	855.1	-13.0%
Clatsop County	740.1	703.4	5.2%
Tillamook County	550.0	515.3	6.7%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	46	30	53.3%
NW Washington Co	60	33	81.8%
Portland North	54	41	31.7%
Portland Northeast	34	27	25.9%
Portland Southeast	38	29	31.0%
Portland West	56	46	21.7%
Beaverton/Aloha	53	37	43.2%
Hillsboro/Forest Grove	58	50	16.0%
Tigard/Tualatin/Sherwood/Wilsonville	57	45	26.7%
Lake Oswego/West Linn	42	47	-10.6%
Milwaukie /Happy Valley/Clackamas/Damascus	50	40	25.0%
Clatsop County	78	48	62.5%
Tillamook County	97	59	64.4%

BY THE NUMBERS

Neighborhood Snapshot – July 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.2%	99.5%	-0.4%
NW Washington Co	97.9%	99.4%	-1.5%
Portland North	99.7%	99.8%	-0.1%
Portland Northeast	100.6%	100.4%	0.2%
Portland Southeast	101.1%	100.2%	0.8%
Portland West	97.1%	98.0%	-0.9%
Beaverton/Aloha	99.5%	100.2%	-0.6%
Hillsboro/Forest Grove	99.3%	99.2%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.4%	99.4%	0.0%
Lake Oswego/West Linn	98.2%	97.4%	0.8%
Milwaukie /Happy Valley/Clackamas/Damascus	99.3%	99.9%	-0.6%
Clatsop County	97.6%	96.3%	1.4%
Tillamook County	98.0%	98.4%	-0.4%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.7	2.6	42.3%
NW Washington Co	5.1	2.7	88.9%
Portland North	3.4	3.2	6.3%
Portland Northeast	2.7	2.6	3.8%
Portland Southeast	2.9	2.8	3.6%
Portland West	5.8	5.1	13.7%
Beaverton/Aloha	4.2	2.7	55.6%
Hillsboro/Forest Grove	4.3	2.9	48.3%
Tigard/Tualatin/Sherwood/Wilsonville	3.6	3.2	12.5%
Lake Oswego/West Linn	3.7	3.5	5.7%
Milwaukie /Happy Valley/Clackamas/Damascus	3.8	2.1	81.0%
Clatsop County	7.7	5.6	37.5%
Tillamook County	11.6	9.1	27.5%

BY THE NUMBERS

Neighborhood Snapshot – July 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	26.8%	37.9%	-29.3%
NW Washington Co	19.6%	36.7%	-46.6%
Portland North	29.1%	31.3%	-6.9%
Portland Northeast	36.4%	38.0%	-4.2%
Portland Southeast	34.0%	35.9%	-5.3%
Portland West	17.1%	19.7%	-13.0%
Beaverton/Aloha	23.7%	37.0%	-35.9%
Hillsboro/Forest Grove	23.1%	34.4%	-32.8%
Tigard/Tualatin/Sherwood/Wilsonville	27.8%	31.5%	-11.7%
Lake Oswego/West Linn	27.2%	28.9%	-5.7%
Milwaukie /Happy Valley/Clackamas/Damascus	26.3%	46.9%	-43.9%
Clatsop County	12.9%	17.7%	-26.9%
Tillamook County	8.6%	11.0%	-21.6%

BY THE NUMBERS

Clackamas County – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97015	88	32	175.0%
97034	162	132	22.7%
97035	166	121	37.2%
97045	224	150	49.3%
97068	164	130	26.2%
97086	186	145	28.3%
97219	198	183	8.2%
97222	64	54	18.5%
97267	99	57	73.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	613.6	535.2	14.6%
97034	2,203.6	2,031.3	8.5%
97035	1,224.0	1,091.8	12.1%
97045	826.8	908.2	-9.0%
97068	1,336.7	1,179.8	13.3%
97086	929.0	997.2	-6.8%
97219	906.3	1,019.8	-11.1%
97222	609.3	508.9	19.7%
97267	580.5	633.9	-8.4%
AVERAGE DAYS ON MKT			
97015	65	18	261.1%
97034	34	47	-27.7%
97035	49	33	48.5%
97045	34	51	-33.3%
97068	44	63	-30.2%
97086	51	46	10.9%
97219	49	21	133.3%
97222	37	16	131.3%
97267	44	26	69.2%
SOLD VS. LIST PRICE			
97015	99.0%	100.3%	-1.3%
97034	98.4%	95.7%	2.7%
97035	96.6%	98.7%	-2.1%
97045	99.7%	98.3%	1.4%
97068	99.2%	99.5%	-0.3%
97086	99.5%	99.6%	-0.2%
97219	97.8%	99.2%	-1.5%
97222	98.3%	101.9%	-3.5%
97267	100.6%	100.2%	0.4%

BY THE NUMBERS

Clackamas County – July 2025

MONTHS OF IVENTORY			
97015	5.5	1.6	243.8%
97034	3.8	3.9	-2.6%
97035	4.6	3.2	43.8%
97045	4.0	2.8	42.9%
97068	3.2	3.5	-8.6%
97086	5.2	2.3	126.1%
97219	2.9	3.5	-17.1%
97222	1.7	2.3	-26.1%
97267	3.2	1.7	88.2%
ABSORPTION RATE			
97015	18.1%	62.5%	-70.9%
97034	26.5%	25.7%	3.0%
97035	21.6%	31.4%	-30.9%
97045	25.0%	36.0%	-30.6%
97068	31.7%	28.4%	11.4%
97086	19.3%	44.1%	-56.2%
97219	34.3%	28.9%	18.6%
97222	59.3%	42.5%	39.4%
97267	31.3%	57.8%	-45.9%

BY THE NUMBERS

Clackamas County – July 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 – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97203	113	114	-0.9%
97217	198	207	-4.3%
97227	21	20	5.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	509.4	622.8	-18.2%
97217	584.7	602.6	-3.0%
97227	589.7	779.4	-24.3%
AVERAGE DAYS ON MKT			
97203	54	29	86.2%
97217	51	50	2.0%
97227	62	55	12.7%
SOLD VS. LIST PRICE			
97203	100.6%	100.6%	0.0%
97217	99.3%	99.8%	-0.5%
97227	99.6%	91.3%	9.0%
MONTHS OF INVENTORY			
97203	3.1	2.4	29.2%
97217	3.4	3.6	-5.6%
97227	4.2	5.0	-16.0%
ABSORPTION RATE			
97203	32.7%	41.2%	-20.6%
97217	29.2%	27.5%	6.4%
97227	23.8%	20.0%	19.1%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	245	260	-5.8%
97217	353	301	17.3%
97227	27	21	28.6%
AVERAGE SALES PRICE			
97203	475.7	463.6	2.6%
97217	539.9	496.0	8.9%
97227	636.7	625.0	1.9%

BY THE NUMBERS

Northeast Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97211	124	107	15.9%
97212	55	84	-34.5%
97213	83	79	5.1%
97218	54	61	-11.5%
97232	34	25	36.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	705.6	623.3	13.2%
97212	1,036.3	933.2	11.0%
97213	633.2	728.5	-13.1%
97218	742.3	560.3	32.5%
97232	673.5	759.6	-11.3%
AVERAGE DAYS ON MKT			
97211	44	30	46.7%
97212	39	22	77.3%
97213	19	21	-9.5%
97218	38	26	46.2%
97232	53	13	307.7%
SOLD VS. LIST PRICE			
97211	100.6%	101.0%	-0.4%
97212	102.7%	101.2%	1.4%
97213	101.3%	100.6%	0.7%
97218	98.1%	101.0%	-2.9%
97232	101.0%	101.4%	-0.4%
MONTHS OF INVENTORY			
97211	2.6	2.4	8.3%
97212	2.0	2.5	-20.0%
97213	1.9	2.5	-24.0%
97218	2.5	5.1	-51.0%
97232	4.3	2.8	53.6%
ABSORPTION RATE			
97211	37.9%	42.0%	-9.9%
97212	49.0%	39.2%	24.9%
97213	53.0%	39.2%	35.1%
97218	40.7%	19.6%	107.1%
97232	23.5%	36.0%	-34.6%

BY THE NUMBERS

Northeast Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	290	263	10.3%
97212	164	172	-4.7%
97213	203	226	-10.2%
97218	107	102	4.9%
97232	61	69	-11.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	589.2	613.8	-4.0%
97212	839.2	838.7	0.1%
97213	604.7	585.3	3.3%
97218	492.0	471.1	4.4%
97232	800.7	728.1	10.0%

BY THE NUMBERS

Northwest Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97209	259	239	8.4%
97210	122	104	17.3%
97229	398	282	41.1%
97231	60	54	11.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	543.5	549.4	-1.10%
97210	864.4	874.8	-1.2%
97229	898.8	978.4	-8.1%
97231	869	960.6	-9.5%
AVERAGE DAYS ON MKT			
97209	94	74	27.0%
97210	48	57	-15.8%
97229	54	36	50.0%
97231	181	151	19.9%
SOLD VS. LIST PRICE			
97209	95.2%	97.7%	-2.5%
97210	97.6%	98.5%	-0.9%
97229	97.9%	99.7%	-1.8%
97231	94.2%	98.0%	-3.9%
MONTHS OF INVENTORY			
97209	12.3	9.2	33.7%
97210	8.1	8.0	1.3%
97229	5.2	3.1	67.7%
97231	15.0	6.0	150.0%
ABSORPTION RATE			
97209	8.1%	10.8%	-25.5%
97210	12.3%	12.5%	-1.6%
97229	19.1%	32.2%	-40.8%
97231	6.6%	16.6%	-60.0%

BY THE NUMBERS

Northwest Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	132	164	-19.5%
97210	105	97	8.2%
97229	514	558	-7.9%
97231	46	42	9.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	459.3	508.8	-9.7%
97210	803.1	817.0	-1.7%
97229	792.0	828.3	-4.4%
97231	661.0	855.2	-22.7%

BY THE NUMBERS

Southeast Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97202	127	136	-6.6%
97206	185	183	1.1%
97214	79	67	17.9%
97215	37	55	-32.7%
97216	45	37	21.6%
AVERAGE LIST PRICE			
97202	797.6	732.2	8.9%
97206	579.2	551.7	5.0%
97214	849.8	764.3	11.2%
97215	860.2	884.2	-2.7%
97216	408.9	612.2	-33.2%
AVERAGE DAYS ON MKT			
97202	27	29	-6.9%
97206	39	26	50.0%
97214	23	22	4.5%
97215	17	24	-29.2%
97216	55	30	83.3%
SOLD VS. LIST PRICE			
97202	101.5%	100.9%	0.6%
97206	101.1%	100.0%	1.0%
97214	100.1%	100.7%	-0.6%
97215	105.1%	100.3%	4.8%
97216	100.1%	100.6%	-0.6%
MONTHS OF INVENTORY			
97202	2.2	2.5	-12.0%
97206	3.0	2.8	7.1%
97214	2.4	2.0	20.0%
97215	1.9	2.4	-20.8%
97216	2.4	2.5	-4.0%
ABSORPTION RATE			
97202	46.4%	39.7%	17.0%
97206	33.5%	35.5%	-5.7%
97214	41.7%	50.7%	-17.7%
97215	54.0%	41.8%	29.2%
97216	42.2%	40.5%	4.1%

BY THE NUMBERS

Southeast Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	315	278	13.3%
97206	414	423	-2.1%
97214	169	120	40.8%
97215	168	122	37.7%
97216	128	94	36.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	700.4	692.8	1.1%
97206	485.7	488.2	-0.5%
97214	721.8	691.6	4.4%
97215	764.5	706.5	8.2%
97216	415.8	400.3	3.9%

BY THE NUMBERS

Southwest Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97201	162	168	-3.6%
97205	64	68	-5.9%
97219	198	183	8.2%
97221	86	69	24.6%
97225	96	58	65.5%
97239	138	125	10.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	708.1	863.0	-17.9%
97205	796.5	1,204.2	-33.9%
97219	906.3	1,019.8	-11.1%
97221	1,365.7	1,099.5	24.2%
97225	904.7	909.2	-0.5%
97239	763.3	784.4	-2.7%
AVERAGE DAYS ON MKT			
97201	104	50	108.0%
97205	101	29	248.3%
97219	49	21	133.3%
97221	30	44	-31.8%
97225	36	24	50.0%
97239	52	59	-11.9%
SOLD VS. LIST PRICE			
97201	94.2%	92.5%	1.9%
97205	99.8%	100.0%	-0.1%
97219	97.8%	99.2%	-1.5%
97221	94.6%	95.8%	-1.2%
97225	97.9%	99.7%	-1.8%
97239	98.0%	97.4%	0.6%
MONTHS OF INVENTORY			
97201	7.4	8.0	-7.5%
97205	9.1	68.0	-86.6%
97219	2.9	3.5	-17.1%
97221	4.1	3.6	13.9%
97225	3.2	1.8	77.8%
97239	7.7	4.0	92.5%
ABSORPTION RATE			
97201	13.5%	12.5%	8.6%
97205	10.9%	1.4%	644.2%
97219	34.3%	28.9%	18.6%
97221	24.4%	27.5%	-11.3%
97225	31.2%	55.1%	-43.4%
97239	13.0%	24.8%	-47.4%

BY THE NUMBERS

Southwest Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	114	121	-5.8%
97205	40	41	-2.4%
97219	365	324	12.7%
97221	120	84	42.9%
97225	170	164	3.7%
97239	154	141	9.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	709.3	696.3	1.9%
97205	743.7	631.2	17.8%
97219	745.0	693.7	7.4%
97221	937.0	1,004.7	-6.7%
97225	830.4	803.1	3.4%
97239	742.2	639.0	16.2%

BY THE NUMBERS

Beaverton/Hillsboro – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97005	63	39	61.5%
97006	136	90	51.1%
97007	242	193	25.4%
97008	71	49	44.9%
97123	111	84	32.1%
97124	30	28	7.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	540.0	515.2	4.8%
97006	443.3	449.6	-1.4%
97007	737.3	759.9	-3.0%
97008	591.4	592.0	-0.1%
97123	740.5	886.6	-16.5%
97124	403.1	430.4	-6.3%
AVERAGE DAYS ON MKT			
97005	34	28	21.4%
97006	42	25	68.0%
97007	49	41	19.5%
97008	28	17	64.7%
97123	69	78	-11.5%
97124	118	46	156.5%
SOLD VS. LIST PRICE			
97005	98.7%	99.4%	-0.7%
97006	98.5%	100.5%	-2.0%
97007	98.3%	101.0%	-2.6%
97008	98.7%	99.8%	-1.2%
97123	100.2%	99.2%	1.0%
97124	99.6%	99.7%	-0.1%
MONTHS OF INVENTORY			
97005	3.3	3.3	0
97006	4.1	2.5	64.0%
97007	4.7	3.2	46.9%
97008	3.7	2.0	85.0%
97123	7.4	2.5	196.0%
97124	3.3	2.5	32.0%

BY THE NUMBERS

Beaverton/Hillsboro – July 2025

ABSORPTION RATE			
97005	30.1%	30.7%	-2.0%
97006	24.2%	40.0%	-39.4%
97007	21.0%	31.0%	-32.2%
97008	26.7%	51.0%	-47.5%
97123	13.5%	40.4%	-66.6%
97124	30.0%	39.2%	-23.6%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	106	112	-5.4%
97006	180	225	-20.0%
97007	409	416	-1.7%
97008	128	143	-10.5%
97123	419	403	4.0%
97124	256	245	4.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	487.9	507.3	-3.8%
97006	479.5	503.0	-4.7%
97007	640.2	638.6	0.3%
97008	543.7	531.3	2.3%
97123	586.2	585.1	0.2%
97124	571.7	626.8	-8.8%

BY THE NUMBERS

Tigard/Tualatin Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97062	97	76	27.6%
97140	131	114	14.9%
97223	125	112	11.6%
97224	230	214	7.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	658.2	894.6	-26.4%
97140	972.0	933.1	4.2%
97223	667.2	749.4	-11.0%
97224	642.7	686.9	-6.4%
AVERAGE DAYS ON MKT			
97062	32	38	-15.8%
97140	55	32	71.9%
97223	33	29	13.8%
97224	78	33	136.4%
SOLD VS. LIST PRICE			
97062	99.2%	99.8%	-0.6%
97140	97.9%	103.5%	-5.4%
97223	98.4%	100.6%	-2.2%
97224	98.7%	99.4%	-0.7%
MONTHS OF INVENTORY			
97062	2.8	2.9	-3.4%
97140	2.4	2.6	-7.7%
97223	2.5	2.3	8.7%
97224	3.6	4	-10.0%
ABSORPTION RATE			
97062	36.0%	34.2%	5.5%
97140	41.2%	38.6%	6.8%
97223	40.8%	42.8%	-4.8%
97224	27.8%	24.7%	12.4%

BY THE NUMBERS

Tigard/Tualatin Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	197	197	0
97140	266	246	8.1%
97223	295	291	1.4%
97224	437	395	10.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	678.9	700.4	-3.1%
97140	728.9	752.6	-3.1%
97223	666.2	630.1	5.7%
97224	602.3	570.9	5.5%

BY THE NUMBERS

Coast – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97103	128	112	14.3%
97110	48	33	45.5%
97121	10	9	11.1%
97130	59	31	90.3%
97131	34	40	-15.0%
97138	148	126	17.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	508.9	504.8	0.8%
97110	1,313.1	1,515.5	-13.4%
97121	467.1	483.6	-3.4%
97130	750.1	789.9	-5.0%
97131	499.6	448.2	11.5%
97138	845.2	714.2	18.3%
AVERAGE DAYS ON MKT			
97103	52	39	33.3%
97110	30	72	-58.3%
97121	47	119	-60.5%
97130	15	27	-44.4%
97131	52	32	62.5%
97138	96	52	84.6%
SOLD VS. LIST PRICE			
97103	98.3%	96.9%	1.5%
97110	106.5%	93.3%	14.2%
97121	98.4%	99.2%	-0.9%
97130	109.0%	97.4%	11.9%
97131	96.2%	100.4%	-4.2%
97138	95.8%	98.4%	-2.6%
MONTHS OF INVENTORY			
97103	7.1	4.9	44.9%
97110	24	5.5	336.4%
97121	3.3	2.3	43.5%
97130	11.8	3.4	247.1%
97131	8.5	5.7	49.1%
97138	5.5	6.3	-12.7%

BY THE NUMBERS

Coast – July 2025

ABSORPTION RATE			
97103	14.06%	20.5%	-31.5%
97110	4.1%	18.1%	-77.1%
97121	30.0%	44.4%	-32.5%
97130	8.4%	29.0%	-70.8%
97131	11.7%	17.5%	-32.8%
97138	18.2%	15.8%	14.9%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	119	108	10.20%
97110	21	40	-47.50%
97121	9	18	-50.00%
97130	36	50	-28.00%
97131	33	22	50.00%
97138	129	136	-5.10%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	535.5	478	12.00%
97110	1,011.20	1,319.10	-23.30%
97121	383.7	497.9	-22.90%
97130	897.6	852.2	5.30%
97131	398.7	430.2	-7.30%
97138	540.4	596.9	-9.50%

BY THE NUMBERS

Portland Condos – July 2025

Condos by Area

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	41	16	156.3%
North	109	102	6.9%
Northeast	102	91	12.1%
Southeast	133	127	4.7%
West	577	517	11.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	320.9	357.4	-10.2%
North	355.7	355.3	0.1%
Northeast	330.4	338.9	-2.5%
Southeast	350.4	368.4	-4.9%
West	519.9	608.3	-14.5%
AVERAGE DAYS ON MKT			
NW Washington Co	55	42	31.0%
North	132	78	69.2%
Northeast	89	25	256.0%
Southeast	49	32	53.1%
West	80	65	23.1%
SOLD VS. LIST PRICE			
NW Washington Co	91.8%	99.1%	-7.3%
North	97.5%	97.9%	-0.4%
Northeast	99.5%	99.0%	0.5%
Southeast	100.7%	99.2%	1.5%
West	96.9%	97.5%	-0.7%
MONTHS OF INVENTORY			
NW Washington Co	41	3.2	1181.3%
North	6.4	5.1	25.5%
Northeast	4.6	5.4	-14.8%
Southeast	4.4	4.2	4.8%
West	9.0	7.4	21.6%
ABSORPTION RATE			
NW Washington Co	2.4%	31.2%	-92.2%
North	15.6%	19.6%	-20.4%
Northeast	21.5%	18.6%	15.5%
Southeast	22.5%	23.6%	-4.5%
West	11.0%	13.5%	-18.1%

BY THE NUMBERS

Portland Condos – July 2025

Condos by Zip Code

YEAR TO DATE	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97201	106	109	-2.8%
97205	54	53	1.9%
97209	250	238	5.0%
97210	51	44	15.9%
97214	16	15	6.7%
97229	51	20	155.0%
97232	15	12	25.0%
97239	57	34	67.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	413.2	548.0	-24.6%
97205	786.1	1,253.2	-37.3%
97209	524.4	547.2	-4.2%
97210	561.9	497.9	12.9%
97214	376.7	410.8	-8.3%
97229	338.6	395.7	-14.4%
97232	282.0	349.2	-19.2%
97239	574.8	593.0	-3.1%
AVERAGE DAYS ON MKT			
97201	107	49	118.4%
97205	112	29	286.2%
97209	99	77	28.6%
97210	51	86	-40.7%
97214	36	45	-20.0%
97229	40	38	5.3%
97232	120	6	1900.0%
97239	30	77	-61.0%
SOLD VS. LIST PRICE			
97201	95.8%	98.4%	-2.7%
97205	99.7%	100.0%	-0.2%
97209	94.8%	97.4%	-2.7%
97210	99.2%	96.5%	2.8%
97214	97.8%	100.4%	-2.6%
97229	96.5%	98.8%	-2.4%
97232	99.9%	98.3%	1.7%
97239	97.6%	96.9%	0.7%

BY THE NUMBERS

Portland Condos – July 2025

MONTHS OF INVENTORY			
97201	7.6	7.8	-2.6%
97205	9.0	53.0	-83.0%
97209	12.5	9.9	26.3%
97210	5.7	5.5	3.6%
97229	2.7	2.1	28.6%
97214	12.8	2.9	341.4%
97232	5.0	6.0	-16.7%
97239	11.4	2.4	375.0%
ABSORPTION RATE			
97201	13.2%	12.8%	2.9%
97205	11.1%	1.8%	487.8%
97209	8.0%	10.0%	-20.6%
97210	17.6%	18.1%	-2.9%
97229	37.5%	46.6%	-19.6%
97214	7.8%	35.0%	-77.6%
97232	20.0%	16.6%	20.0%
97239	8.7%	41.1%	-78.7%