

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%

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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%

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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%