

## 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%

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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%

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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%

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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%