



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

AUGUST 2025

BY THE NUMBERS

Neighborhood Snapshot – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	496.7	503.7	-1.4%
NW Washington Co	710.0	791.1	-10.3%
Portland North	501.5	457.9	9.5%
Portland Northeast	611.9	561.9	8.9%
Portland Southeast	521.6	534.5	-2.4%
Portland West	751.9	748.1	0.5%
Beaverton/Aloha	562.0	563.6	-0.3%
Hillsboro/Forest Grove	556.0	559.8	-0.7%
Tigard/Tualatin/Sherwood/Wilsonville	661.1	654.8	1.0%
Lake Oswego/West Linn	1,083.3	1,015.8	6.6%
Milwaukie /Happy Valley/Clackamas/Damascus	600.0	596.6	0.6%
Clatsop County	597.7	563.5	6.1%
Tillamook County	564.0	511.2	10.3%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	540	410	31.7%
NW Washington Co	405	319	27.0%
Portland North	317	365	-13.2%
Portland Northeast	587	560	4.8%
Portland Southeast	762	707	7.8%
Portland West	1,270	1,155	10.0%
Beaverton/Aloha	589	451	30.6%
Hillsboro/Forest Grove	651	434	50.0%
Tigard/Tualatin/Sherwood/Wilsonville	656	590	11.2%
Lake Oswego/West Linn	470	369	27.4%
Milwaukie /Happy Valley/Clackamas/Damascus	697	498	40.0%
Clatsop County	442	373	18.5%
Tillamook County	557	520	7.1%

BY THE NUMBERS

Neighborhood Snapshot – Aug 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	576.7	618.3	-6.7%
NW Washington Co	789.1	876.2	-9.9%
Portland North	562.2	607.2	-7.4%
Portland Northeast	691.9	629.5	9.9%
Portland Southeast	586.9	598.6	-2.0%
Portland West	817.7	839.7	-2.6%
Beaverton/Aloha	616.6	622.9	-1.0%
Hillsboro/Forest Grove	631.0	674.2	-6.4%
Tigard/Tualatin/Sherwood/Wilsonville	746.4	780.5	-4.4%
Lake Oswego/West Linn	1,611.9	1,499.6	7.5%
Milwaukie /Happy Valley/Clackamas/Damascus	724.4	828.7	-12.6%
Clatsop County	730.8	718.7	1.7%
Tillamook County	549.8	529.9	3.8%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	44	31	41.9%
NW Washington Co	53	41	29.3%
Portland North	48	49	-2.0%
Portland Northeast	47	32	46.9%
Portland Southeast	47	38	23.7%
Portland West	63	46	37.0%
Beaverton/Aloha	53	38	39.5%
Hillsboro/Forest Grove	60	49	22.4%
Tigard/Tualatin/Sherwood/Wilsonville	57	45	26.7%
Lake Oswego/West Linn	68	41	65.9%
Milwaukie /Happy Valley/Clackamas/Damascus	54	37	45.9%
Clatsop County	64	47	36.2%
Tillamook County	75	50	50.0%

BY THE NUMBERS

Neighborhood Snapshot – Aug 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.3%	98.9%	0.5%
NW Washington Co	99.1%	99.6%	-0.6%
Portland North	98.5%	99.5%	-1.0%
Portland Northeast	100.0%	99.4%	0.6%
Portland Southeast	99.7%	99.9%	-0.2%
Portland West	97.5%	98.3%	-0.8%
Beaverton/Aloha	99.5%	100.1%	-0.6%
Hillsboro/Forest Grove	99.3%	99.2%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.3%	99.3%	0.0%
Lake Oswego/West Linn	95.8%	98.7%	-2.9%
Milwaukie /Happy Valley/Clackamas/Damascus	99.1%	97.8%	1.3%
Clatsop County	96.6%	98.0%	-1.4%
Tillamook County	97.2%	98.1%	-0.9%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.5	2.8	25.0%
NW Washington Co	4.3	2.7	59.3%
Portland North	4.1	3.9	5.1%
Portland Northeast	3.1	2.8	10.7%
Portland Southeast	3.1	2.6	19.2%
Portland West	5.6	5.3	5.7%
Beaverton/Aloha	4.0	2.8	42.9%
Hillsboro/Forest Grove	4.3	2.9	48.3%
Tigard/Tualatin/Sherwood/Wilsonville	3.3	3.1	6.5%
Lake Oswego/West Linn	3.9	3.3	18.2%
Milwaukie /Happy Valley/Clackamas/Damascus	3.7	2.7	37.0%
Clatsop County	5.6	6.2	-9.7%
Tillamook County	9.1	7.9	15.2%

BY THE NUMBERS

Neighborhood Snapshot – Aug 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	28.8%	36.3%	-20.5%
NW Washington Co	23.2%	37.3%	-37.8%
Portland North	24.6%	25.4%	-3.4%
Portland Northeast	32.3%	35.3%	-8.5%
Portland Southeast	32.2%	37.9%	-14.9%
Portland West	17.8%	18.7%	-4.4%
Beaverton/Aloha	25.3%	35.9%	-29.6%
Hillsboro/Forest Grove	23.3%	33.9%	-31.1%
Tigard/Tualatin/Sherwood/Wilsonville	30.0%	31.9%	-6.0%
Lake Oswego/West Linn	25.7%	30.3%	-15.2%
Milwaukie /Happy Valley/Clackamas/Damascus	26.8%	37.3%	-28.2%
Clatsop County	17.8%	16.0%	11.1%
Tillamook County	10.9%	12.6%	-13.7%

BY THE NUMBERS

Clackamas County – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97015	79	46	71.7%
97034	158	134	17.9%
97035	164	124	32.3%
97045	207	169	22.5%
97068	161	115	40.0%
97086	187	146	28.1%
97219	191	199	-4.0%
97222	81	55	47.3%
97267	101	68	48.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	629.1	629.8	-0.1%
97034	2,160.2	2,011.3	7.4%
97035	1,133.0	1,110.0	2.1%
97045	816.5	885.0	-7.7%
97068	1,448.3	1,256.8	15.2%
97086	889.0	1,044.1	-14.9%
97219	867.8	951.6	-8.8%
97222	530.1	552.5	-4.1%
97267	599.6	613.1	-2.2%
AVERAGE DAYS ON MKT			
97015	52	31	67.7%
97034	105	58	81.0%
97035	55	35	57.1%
97045	49	39	25.6%
97068	55	37	48.6%
97086	67	48	39.6%
97219	30	31	-3.2%
97222	16	21	-23.8%
97267	60	34	76.5%
SOLD VS. LIST PRICE			
97015	99.1%	101.0%	-1.9%
97034	93.8%	97.5%	-3.9%
97035	98.3%	100.0%	-1.6%
97045	97.9%	97.7%	0.2%
97068	95.7%	99.1%	-3.4%
97086	98.9%	98.2%	0.7%
97219	99.4%	99.1%	0.3%
97222	99.75%	98.26%	1.5%
97267	98.97%	98.74%	0.2%

BY THE NUMBERS

Clackamas County – Aug 2025

MONTHS OF IVENTORY			
97015	4.2	3.5	20.0%
97034	5.1	3.9	30.8%
97035	3.3	3.4	-2.9%
97045	3.8	2.8	35.7%
97068	3.7	2.7	37.0%
97086	4.8	2.8	71.4%
97219	3.2	3.4	-5.9%
97222	2.5	2.0	25.0%
97267	2.4	1.9	26.3%
ABSORPTION RATE			
97015	24.0%	28.2%	-14.9%
97034	19.6%	25.3%	-22.7%
97035	29.8%	29.0%	2.9%
97045	26.5%	35.5%	-25.2%
97068	27.3%	36.5%	-25.2%
97086	20.8%	36.3%	-42.5%
97219	30.8%	29.1%	6.0%
97222	40.7%	50.9%	-20.0%
97267	41.5%	51.4%	-19.2%

BY THE NUMBERS

Clackamas County – Aug 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 – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97203	109	126	-13.5%
97217	183	212	-13.7%
97227	20	21	-4.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	498.2	557.6	-10.7%
97217	589.0	633.2	-7.0%
97227	529.3	699.2	-24.3%
AVERAGE DAYS ON MKT			
97203	31	45	-31.1%
97217	51	56	-8.9%
97227	106	55	92.7%
SOLD VS. LIST PRICE			
97203	98.2%	99.8%	-1.6%
97217	99.8%	99.2%	0.6%
97227	93.5%	98.9%	-5.5%
MONTHS OF INVENTORY			
97203	3.6	2.4	50.0%
97217	4.8	5.4	-11.1%
97227	2.9	21	-86.2%
ABSORPTION RATE			
97203	27.5%	41.2%	-33.3%
97217	20.7%	18.4%	12.9%
97227	35.0%	4.7%	635.3%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	275	312	-11.9%
97217	391	340	15.0%
97227	34	22	54.5%
AVERAGE SALES PRICE			
97203	475.4	458.2	3.8%
97217	537.9	494.9	8.7%
97227	603.6	618.9	-2.5%

BY THE NUMBERS

Northeast Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97211	118	115	2.6%
97212	60	73	-17.8%
97213	87	74	17.6%
97218	54	68	-20.6%
97232	35	28	25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,039.8	636.4	63.4%
97212	1,040.5	902.4	15.3%
97213	625.0	691.3	-9.6%
97218	748.3	508.4	47.2%
97232	728.6	842.5	-13.5%
AVERAGE DAYS ON MKT			
97211	55	37	48.6%
97212	64	31	106.5%
97213	37	24	54.2%
97218	13	41	-68.3%
97232	31	34	-8.8%
SOLD VS. LIST PRICE			
97211	100.2%	100.3%	-0.1%
97212	99.3%	100.2%	-0.9%
97213	100.4%	99.6%	0.7%
97218	98.8%	98.7%	0.2%
97232	98.5%	99.8%	-1.4%
MONTHS OF INVENTORY			
97211	2.1	3.0	-30.0%
97212	2.1	2.8	-25.0%
97213	2.8	2.0	40.0%
97218	10.8	4.5	140.0%
97232	2.7	2.2	22.7%
ABSORPTION RATE			
97211	47.4%	33.0%	43.6%
97212	48.3%	35.6%	35.7%
97213	35.6%	50.0%	-28.7%
97218	9.2%	22.0%	-58.0%
97232	37.1%	46.4%	-20.0%

BY THE NUMBERS

Northeast Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	346	301	15.0%
97212	193	198	-2.5%
97213	235	263	-10.6%
97218	112	117	-4.3%
97232	74	82	-9.8%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	595.1	610.4	-2.5%
97212	827.9	834.2	-0.8%
97213	610.7	579.9	5.3%
97218	495.3	476.7	3.9%
97232	805.9	716.5	12.5%

BY THE NUMBERS

Northwest Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97209	240	233	3.0%
97210	110	98	12.2%
97229	392	299	31.1%
97231	58	51	13.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	561.5	532.6	5.4%
97210	838.7	845.3	-0.8%
97229	894.9	932.8	-4.1%
97231	811.3	906.3	-10.5%
AVERAGE DAYS ON MKT			
97209	96	85	12.9%
97210	93	69	34.8%
97229	53	40	32.5%
97231	74	43	72.1%
SOLD VS. LIST PRICE			
97209	97.6%	96.1%	1.5%
97210	93.1%	98.3%	-5.3%
97229	98.9%	99.8%	-0.9%
97231	96.8%	94.7%	2.2%
MONTHS OF INVENTORY			
97209	7.3	11.1	-34.2%
97210	4.2	5.4	-22.2%
97229	5.0	3.1	61.3%
97231	11.6	8.5	36.5%
ABSORPTION RATE			
97209	13.7%	9.0%	52.6%
97210	23.6%	18.3%	28.7%
97229	19.9%	32.4%	-38.7%
97231	8.6%	11.7%	-26.7%

BY THE NUMBERS

Northwest Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	166	185	-10.3%
97210	133	115	15.7%
97229	593	655	-9.5%
97231	52	48	8.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	450.1	515.1	-12.6%
97210	812.9	828.4	-1.9%
97229	788.8	828.4	-4.8%
97231	679.9	834.6	-18.5%

BY THE NUMBERS

Southeast Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97202	116	126	-7.9%
97206	171	173	-1.2%
97214	68	63	7.9%
97215	34	42	-19.0%
97216	40	41	-2.4%
AVERAGE LIST PRICE			
97202	778	724.8	7.3%
97206	519.4	563.2	-7.8%
97214	872.8	748.1	16.7%
97215	819.0	872.2	-6.1%
97216	411.5	527.4	-22.0%
AVERAGE DAYS ON MKT			
97202	46	40	15.0%
97206	46	44	4.5%
97214	40	26	53.8%
97215	43	23	87.0%
97216	63	63	0
SOLD VS. LIST PRICE			
97202	100.0%	99.7%	0.3%
97206	99.0%	99.9%	-0.9%
97214	100.3%	100.2%	0.2%
97215	101.7%	100.8%	0.9%
97216	99.5%	100.6%	-1.1%
MONTHS OF INVENTORY			
97202	2.5	2.6	-3.8%
97206	2.9	2.2	31.8%
97214	3.1	2.4	29.2%
97215	2.4	1.7	41.2%
97216	2.9	3.2	-9.4%
ABSORPTION RATE			
97202	39.6%	38.8%	2.0%
97206	34.5%	46.2%	-25.4%
97214	32.3%	41.2%	-21.6%
97215	41.1%	59.5%	-30.8%
97216	35.0%	31.7%	10.4%

BY THE NUMBERS

Southeast Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	361	327	10.4%
97206	476	503	-5.4%
97214	192	146	31.5%
97215	180	147	22.4%
97216	143	107	33.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	699.0	691.3	1.1%
97206	485.8	488.1	-0.5%
97214	725.0	694.4	4.4%
97215	754.4	701.4	7.6%
97216	417.2	398.0	4.8%

BY THE NUMBERS

Southwest Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97201	159	164	-3.0%
97205	65	71	-8.5%
97219	191	199	-4.0%
97221	74	69	7.2%
97225	94	68	38.2%
97239	149	123	21.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	676.1	861.2	-21.5%
97205	734.4	1,003.9	-26.8%
97219	867.8	951.6	-8.8%
97221	1,336.7	1,087.7	22.9%
97225	954.7	910.7	4.8%
97239	757.4	783.0	-3.3%
AVERAGE DAYS ON MKT			
97201	83	101	-17.8%
97205	88	61	44.3%
97219	30	31	-3.2%
97221	46	39	17.9%
97225	81	39	107.7%
97239	54	36	50.0%
SOLD VS. LIST PRICE			
97201	97.0%	96.5%	0.5%
97205	93.3%	102.5%	-9.0%
97219	99.4%	99.1%	0.3%
97221	99.3%	98.7%	0.6%
97225	98.1%	98.5%	-0.3%
97239	97.8%	97.6%	0.2%
MONTHS OF INVENTORY			
97201	10.6	16.4	-35.4%
97205	8.1	23.7	-65.8%
97219	3.2	3.4	-5.9%
97221	4.1	2.8	46.4%
97225	3.8	2.2	72.7%
97239	6.8	4.6	47.8%
ABSORPTION RATE			
97201	9.4%	6.1%	54.6%
97205	12.3%	4.2%	191.0%
97219	30.8%	29.1%	6.0%
97221	24.3%	36.2%	-32.9%
97225	26.6%	45.5%	-41.7%
97239	14.7%	21.9%	-32.7%

BY THE NUMBERS

Southwest Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	130	131	-0.8%
97205	48	44	9.1%
97219	429	382	12.3%
97221	139	109	27.5%
97225	196	195	0.5%
97239	176	168	4.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	672.9	684.1	-1.6%
97205	736.4	633.6	16.2%
97219	748.2	696.0	7.5%
97221	927.4	982.0	-5.6%
97225	850.1	818.2	3.9%
97239	740.7	643.8	15.1%

BY THE NUMBERS

Beaverton/Hillsboro – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97005	55	42	31.0%
97006	112	90	24.4%
97007	244	204	19.6%
97008	70	44	59.1%
97123	111	86	29.1%
97124	35	28	25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	569.8	477.9	19.2%
97006	429.7	443.6	-3.1%
97007	725.4	683.2	6.2%
97008	589.6	589.4	0.0%
97123	748.5	849.5	-11.9%
97124	409.0	380.9	7.4%
AVERAGE DAYS ON MKT			
97005	39	11	254.5%
97006	49	41	19.5%
97007	56	69	-18.8%
97008	40	38	5.3%
97123	105	38	176.3%
97124	18	42	-57.1%
SOLD VS. LIST PRICE			
97005	98.4%	99.3%	-1.0%
97006	99.2%	99.5%	-0.3%
97007	99.7%	100.1%	-0.5%
97008	98.7%	98.6%	0.1%
97123	99.1%	99.2%	0.0%
97124	104.5%	98.1%	6.5%
MONTHS OF INVENTORY			
97005	3.1	3.8	-18.4%
97006	3.2	2.5	28.0%
97007	3.9	2.9	34.5%
97008	2.9	1.7	70.6%
97123	6.2	3.9	59.0%
97124	5	4.7	6.4%

BY THE NUMBERS

Beaverton/Hillsboro – Aug 2025

ABSORPTION RATE			
97005	32.7%	26.1%	25.0%
97006	31.2%	40.0%	-21.9%
97007	25.8%	34.3%	-24.7%
97008	34.2%	59.0%	-42.0%
97123	16.2%	25.5%	-36.6%
97124	20.0%	21.4%	-6.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	125	123	1.60%
97006	215	261	-17.60%
97007	474	486	-2.50%
97008	153	169	-9.50%
97123	500	481	4.00%
97124	293	278	5.40%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	484.9	513.3	-5.50%
97006	468.7	506.3	-7.40%
97007	641.7	636.5	0.80%
97008	539.1	519.1	3.90%
97123	580	581.1	-0.20%
97124	571.3	622.5	-8.20%

BY THE NUMBERS

Tigard/Tualatin Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97062	93	81	14.8%
97140	134	125	7.2%
97223	132	103	28.2%
97224	195	230	-15.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	722.0	974.3	-25.9%
97140	996.9	933.7	6.8%
97223	646.6	735.1	-12.0%
97224	649.6	630.8	3.0%
AVERAGE DAYS ON MKT			
97062	38	50	-24.0%
97140	49	36	36.1%
97223	45	34	32.4%
97224	78	40	95.0%
SOLD VS. LIST PRICE			
97062	100.0%	99.7%	0.3%
97140	99.8%	97.8%	2.0%
97223	98.8%	99.5%	-0.7%
97224	98.0%	100.8%	-2.7%
MONTHS OF INVENTORY			
97062	1.8	1.9	-5.3%
97140	5.4	2.7	100.0%
97223	3.1	1.9	63.2%
97224	2.7	4.0	-32.5%
ABSORPTION RATE			
97062	54.8%	53.0%	3.3%
97140	18.6%	36.8%	-49.3%
97223	32.5%	51.4%	-36.7%
97224	36.9%	24.7%	49.0%

BY THE NUMBERS

Tigard/Tualatin Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	672.9	684.1	-1.60%
97140	736.4	633.6	16.20%
97223	748.2	696	7.50%
97224	927.4	982	-5.60%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	680.9	700.6	-2.80%
97140	727.8	751.2	-3.10%
97223	662.4	635.6	4.20%
97224	594.5	578.2	2.80%

BY THE NUMBERS

Coast – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97103	125	120	4.2%
97110	53	32	65.6%
97121	13	9	44.4%
97130	55	36	52.8%
97131	33	43	-23.3%
97138	150	127	18.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	523.5	509.9	2.7%
97110	1,206.0	1,660.1	-27.4%
97121	454.2	434.0	4.7%
97130	707.5	846.4	-16.4%
97131	582.0	509.9	14.1%
97138	842.1	749.7	12.3%
AVERAGE DAYS ON MKT			
97103	42	27	55.6%
97110	61	37	64.9%
97121	45	0	0
97130	78	25	212.0%
97131	68	27	151.9%
97138	88	61	44.3%
SOLD VS. LIST PRICE			
97103	97.6%	99.1%	-1.6%
97110	97.5%	98.1%	-0.6%
97121	94.8%	100.4%	-5.6%
97130	97.5%	100.2%	-2.6%
97131	97.4%	97.9%	-0.4%
97138	95.1%	97.5%	-2.5%
MONTHS OF INVENTORY			
97103	6.3	7.1	-11.3%
97110	6.6	8	-17.5%
97121	4.3	4.5	-4.4%
97130	4.6	3	53.3%
97131	5.5	10.8	-49.1%
97138	5.8	5.5	5.5%

BY THE NUMBERS

Coast – Aug 2025

ABSORPTION RATE			
97103	16.0%	14.1%	12.9%
97110	15.0%	12.5%	20.7%
97121	23.0%	22.2%	3.9%
97130	21.8%	33.3%	-34.5%
97131	18.1%	9.3%	95.5%
97138	17.3%	18.1%	-4.3%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	140	125	12.0%
97110	30	44	-31.8%
97121	12	20	-40.0%
97130	48	62	-22.6%
97131	40	26	53.8%
97138	155	159	-2.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	530.1	488.1	8.6%
97110	1,057.8	1,278.3	-17.2%
97121	357.7	489.0	-26.9%
97130	882.7	836.8	5.5%
97131	417.2	423.2	-1.4%
97138	566.6	589.4	-3.9%

BY THE NUMBERS

Portland Condos – Aug 2025

Condos by Area

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	39	19	105.3%
North	103	98	5.1%
Northeast	121	127	-4.7%
Southeast	132	110	20.0%
West	562	523	7.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	319.5	334.5	-4.5%
North	347.7	359.7	-3.3%
Northeast	315.6	333.8	-5.5%
Southeast	346.6	362.5	-4.4%
West	511.4	571.2	-10.5%
AVERAGE DAYS ON MKT			
NW Washington Co	71	48	47.9%
North	84	58	44.8%
Northeast	76	48	58.3%
Southeast	122	72	69.4%
West	88	73	20.5%
SOLD VS. LIST PRICE			
NW Washington Co	99.60%	92.57%	7.6%
North	98.04%	100.46%	-2.4%
Northeast	99.58%	99.41%	0.2%
Southeast	99.01%	99.75%	-0.7%
West	97.82%	97.70%	0.1%
MONTHS OF INVENTORY			
NW Washington Co	4.3	6.3	-31.7%
North	9.4	3.8	147.4%
Northeast	8.1	9.1	-11.0%
Southeast	4.3	3.2	34.4%
West	7.7	8.2	-6.1%
ABSORPTION RATE			
NW Washington Co	23.08%	15.79%	46.2%
North	10.68%	26.53%	-59.7%
Northeast	12.40%	11.02%	12.5%
Southeast	23.48%	30.91%	-24.0%
West	12.99%	12.24%	6.1%

BY THE NUMBERS

Portland Condos – Aug 2025

Condos by Zip Code

YEAR TO DATE	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97201	103	107	-3.7%
97205	55	55	0
97209	233	231	0.9%
97210	45	44	2.3%
97214	16	14	14.3%
97229	56	26	115.4%
97232	15	10	50.0%
97239	58	38	52.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	421.6	536.3	-21.4%
97205	653.6	1,026.8	-36.3%
97209	545.3	528.1	3.3%
97210	514.7	510.4	0.8%
97214	380.1	388.4	-2.1%
97229	346.7	383.8	-9.7%
97232	315.0	363.3	-13.3%
97239	575.7	563.7	2.1%
AVERAGE DAYS ON MKT			
97201	103	99	4.0%
97205	93	173	-46.2%
97209	96	88	9.1%
97210	85	110	-22.7%
97214	136	47	189.4%
97229	68	53	28.3%
97232	51	48	6.3%
97239	45	18	150.0%
SOLD VS. LIST PRICE			
97201	96.6%	96.8%	-0.2%
97205	95.6%	103.3%	-7.4%
97209	97.6%	96.0%	1.7%
97210	98.4%	98.6%	-0.1%
97214	95.7%	99.7%	-4.0%
97229	99.4%	98.3%	1.2%
97232	100.1%	100.0%	0.2%
97239	98.4%	97.0%	1.4%

BY THE NUMBERS

Portland Condos – Aug 2025

MONTHS OF INVENTORY			
97201	9.4	17.8	-47.2%
97205	11.0	55.0	-80.0%
97209	7.1	11.6	-38.8%
97210	3.5	6.3	-44.4%
97229	5.3	2.8	89.3%
97214	5.1	4.3	18.6%
97232	7.5	3.3	127.3%
97239	11.6	5.4	114.8%
ABSORPTION RATE			
97201	10.6%	5.6%	90.4%
97205	9.0%	1.8%	399.5%
97209	14.1%	8.6%	63.5%
97210	28.8%	15.9%	81.6%
97229	18.7%	35.7%	-47.5%
97214	19.6%	23.0%	-14.9%
97232	13.3%	30.0%	-55.6%
97239	8.6%	18.4%	-53.2%