

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%

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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%

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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%