

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%

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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%

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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%

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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%