



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

SEPTEMBER 2025

BY THE NUMBERS

Neighborhood Snapshot – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	506.9	534.0	-5.1%
NW Washington Co	676.6	741.0	-8.7%
Portland North	498.0	474.2	5.0%
Portland Northeast	585.7	574.9	1.9%
Portland Southeast	522.9	522.2	0.1%
Portland West	778.6	772.8	0.8%
Beaverton/Aloha	562.2	562.4	0.0%
Hillsboro/Forest Grove	556.6	557.1	-0.1%
Tigard/Tualatin/Sherwood/Wilsonville	660.5	659.8	0.1%
Lake Oswego/West Linn	1,223.6	1,124.9	8.8%
Milwaukie /Happy Valley/Clackamas/Damascus	592.0	588.7	0.6%
Clatsop County	504.2	719.5	-29.9%
Tillamook County	526.5	543.6	-3.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	519	385	34.8%
NW Washington Co	389	306	27.1%
Portland North	342	374	-8.6%
Portland Northeast	549	562	-2.3%
Portland Southeast	780	729	7.0%
Portland West	1,235	1,161	6.4%
Beaverton/Aloha	573	461	24.3%
Hillsboro/Forest Grove	607	459	32.2%
Tigard/Tualatin/Sherwood/Wilsonville	660	596	10.7%
Lake Oswego/West Linn	458	370	23.8%
Milwaukie /Happy Valley/Clackamas/Damascus	641	546	17.4%
Clatsop County	405	381	6.3%
Tillamook County	525	499	5.2%

BY THE NUMBERS

Neighborhood Snapshot – September 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	574.9	601.5	-4.4%
NW Washington Co	775.3	875.5	-11.4%
Portland North	560.5	603.8	-7.2%
Portland Northeast	703.9	617.3	14.0%
Portland Southeast	591.5	620.7	-4.7%
Portland West	812.7	830.2	-2.1%
Beaverton/Aloha	601.5	636.3	-5.5%
Hillsboro/Forest Grove	630.4	669.9	-5.9%
Tigard/Tualatin/Sherwood/Wilsonville	751.3	789.1	-4.8%
Lake Oswego/West Linn	1,559.8	1,544.8	1.0%
Milwaukie /Happy Valley/Clackamas/Damascus	729.3	805	-9.4%
Clatsop County	728.4	680.9	7.0%
Tillamook County	561.5	527.1	6.5%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	49	45	8.9%
NW Washington Co	59	48	22.9%
Portland North	61	46	32.6%
Portland Northeast	41	39	5.1%
Portland Southeast	43	42	2.4%
Portland West	69	50	38.0%
Beaverton/Aloha	53	39	35.9%
Hillsboro/Forest Grove	60	48	25.0%
Tigard/Tualatin/Sherwood/Wilsonville	58	47	23.4%
Lake Oswego/West Linn	64	38	68.4%
Milwaukie /Happy Valley/Clackamas/Damascus	44	45	-2.2%
Clatsop County	89	67	32.8%
Tillamook County	99	65	52.3%

BY THE NUMBERS

Neighborhood Snapshot – September 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	96.6%	99.0%	-2.4%
NW Washington Co	99.2%	99.2%	-0.1%
Portland North	99.6%	99.3%	0.2%
Portland Northeast	100.2%	97.8%	2.4%
Portland Southeast	99.6%	99.0%	0.7%
Portland West	97.1%	97.9%	-0.8%
Beaverton/Aloha	99.4%	100.1%	-0.7%
Hillsboro/Forest Grove	99.2%	99.2%	0.0%
Tigard/Tualatin/Sherwood/Wilsonville	99.2%	99.3%	-0.1%
Lake Oswego/West Linn	95.6%	96.7%	-1.1%
Milwaukie /Happy Valley/Clackamas/Damascus	99.0%	98.6%	0.4%
Clatsop County	95.7%	96.2%	-0.5%
Tillamook County	97.0%	97.2%	-0.3%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.4	2.7	25.9%
NW Washington Co	4.7	3.6	30.6%
Portland North	4.0	4.0	0
Portland Northeast	3.0	3.4	-11.8%
Portland Southeast	3.7	3.8	-2.6%
Portland West	5.9	7.7	-23.4%
Beaverton/Aloha	3.8	2.8	35.7%
Hillsboro/Forest Grove	3.9	3.1	25.8%
Tigard/Tualatin/Sherwood/Wilsonville	3.4	3.1	9.7%
Lake Oswego/West Linn	4.9	3.9	25.6%
Milwaukie /Happy Valley/Clackamas/Damascus	3.8	3.7	2.7%
Clatsop County	6.6	6.4	3.1%
Tillamook County	6.9	7.8	-11.5%

BY THE NUMBERS

Neighborhood Snapshot – September 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	29.2%	37.6%	-22.2%
NW Washington Co	21.0%	28.1%	-25.0%
Portland North	24.8%	24.8%	-0.1%
Portland Northeast	33.8%	29.0%	16.8%
Portland Southeast	27.1%	26.6%	2.1%
Portland West	17.0%	12.9%	32.3%
Beaverton/Aloha	29.2%	37.6%	-22.2%
Hillsboro/Forest Grove	26.2%	35.1%	-25.3%
Tigard/Tualatin/Sherwood/Wilsonville	25.7%	32.4%	-20.6%
Lake Oswego/West Linn	20.5%	25.4%	-19.2%
Milwaukie /Happy Valley/Clackamas/Damascus	26.2%	27.2%	-4.0%
Clatsop County	15.0%	15.7%	-4.4%
Tillamook County	14.4%	12.8%	12.9%

BY THE NUMBERS

Clackamas County – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97015	62	53	17.00%
97034	161	138	16.70%
97035	141	116	21.60%
97045	195	166	17.50%
97068	158	125	26.40%
97086	190	154	23.40%
97219	168	198	-15.20%
97222	81	60	35.00%
97267	89	62	43.50%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	536.8	607.8	-11.70%
97034	1,989.50	2,106.80	-5.60%
97035	1,080.60	1,127.70	-4.20%
97045	844.1	811.3	4.00%
97068	1,464.90	1,276.90	14.70%
97086	878.8	1,008.00	-12.80%
97219	859.7	961.2	-10.60%
97222	542.5	540.1	0.40%
97267	635	614.3	3.40%
AVERAGE DAYS ON MKT			
97015	46	53	-13.20%
97034	96	49	95.90%
97035	53	25	112.00%
97045	64	34	88.20%
97068	49	39	25.60%
97086	61	44	38.60%
97219	31	34	-8.80%
97222	37	44	-15.90%
97267	33	38	-13.20%
SOLD VS. LIST PRICE			
97015	98.76%	99.10%	-0.30%
97034	94.20%	95.64%	-1.50%
97035	95.24%	97.36%	-2.20%
97045	99.07%	99.39%	-0.30%
97068	97.42%	98.33%	-0.90%
97086	99.27%	98.03%	1.30%
97219	99.38%	98.91%	0.50%
97222	98.95%	99.66%	-0.70%
97267	98.91%	99.86%	-1.00%

BY THE NUMBERS

Clackamas County – September 2025

MONTHS OF IVENTORY			
97015	3	5.3	-43.40%
97034	6.7	4.8	39.60%
97035	4.9	4.1	19.50%
97045	3.2	3.8	-15.80%
97068	3.7	3.4	8.80%
97086	4.6	4.4	4.50%
97219	3.1	4.2	-26.20%
97222	2.6	2.4	8.30%
97267	2.5	1.9	31.60%
ABSORPTION RATE			
97015	33.87%	18.87%	79.50%
97034	14.91%	21.01%	-29.00%
97035	20.57%	24.14%	-14.80%
97045	31.28%	26.51%	18.00%
97068	27.22%	29.60%	-8.00%
97086	21.58%	22.73%	-5.10%
97219	32.74%	23.74%	37.90%
97222	38.27%	41.67%	-8.20%
97267	39.33%	53.23%	-26.10%

BY THE NUMBERS

Clackamas County – September 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 – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97203	122	131	-6.9%
97217	192	213	-9.9%
97227	23	28	-17.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	522.9	545.0	-4.1%
97217	586.4	623.1	-5.9%
97227	622.0	735.8	-15.5%
AVERAGE DAYS ON MKT			
97203	56	27	107.4%
97217	47	58	-19.0%
97227	348	39	792.3%
SOLD VS. LIST PRICE			
97203	99.1%	99.7%	-0.5%
97217	100.1%	99.2%	0.9%
97227	94.8%	99.4%	-4.7%
MONTHS OF INVENTORY			
97203	3.6	4.0	-10.0%
97217	3.9	4.0	-2.5%
97227	7.7	4.7	63.8%
ABSORPTION RATE			
97203	27.8%	25.19%	10.6%
97217	25.5%	24.88%	2.6%
97227	13.0%	21.43%	-39.2%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	309	345	-10.4%
97217	442	393	12.5%
97227	37	28	32.1%
AVERAGE SALES PRICE			
97203	474.7	458.4	3.6%
97217	535.8	489.8	9.4%
97227	589.2	646.1	-8.8%

BY THE NUMBERS

Northeast Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97211	110	111	-0.9%
97212	65	71	-8.5%
97213	92	81	13.6%
97218	48	70	-31.4%
97232	31	26	19.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,039.9	628.6	65.4%
97212	1,059.6	866.3	22.3%
97213	642.7	670.9	-4.2%
97218	668.2	517.2	29.2%
97232	671.6	799.2	-16.0%
AVERAGE DAYS ON MKT			
97211	40	41	-2.4%
97212	19	31	-38.7%
97213	30	32	-6.3%
97218	44	43	2.3%
97232	52	34	52.9%
SOLD VS. LIST PRICE			
97211	99.4%	98.3%	1.1%
97212	102.0%	94.4%	8.0%
97213	100.7%	99.2%	1.5%
97218	99.7%	100.0%	-0.3%
97232	99.6%	100.2%	-0.6%
MONTHS OF INVENTORY			
97211	2.8	4.1	-31.7%
97212	2.0	2.2	-9.1%
97213	3.0	3.2	-6.3%
97218	2.2	5.8	-62.1%
97232	6.2	3.3	87.9%
ABSORPTION RATE			
97211	36.3%	24.3%	49.5%
97212	50.7%	45.0%	12.6%
97213	33.7%	30.8%	9.2%
97218	45.8%	17.1%	167.4%
97232	16.1%	30.7%	-47.6%

BY THE NUMBERS

Northeast Portland – September 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	387	328	18.0%
97212	228	230	-0.9%
97213	268	288	-6.9%
97218	134	129	3.9%
97232	80	90	-11.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.5	607.5	-2.6%
97212	828.7	838.6	-1.2%
97213	613.0	580.9	5.5%
97218	499.4	473.0	5.6%
97232	784.7	694.8	12.9%

BY THE NUMBERS

Northwest Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97209	244	225	8.4%
97210	112	101	10.9%
97229	369	281	31.3%
97231	58	53	9.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	553.6	523.6	5.7%
97210	837.1	832.6	0.5%
97229	888.1	911.3	-2.5%
97231	783.0	828.3	-5.5%
AVERAGE DAYS ON MKT			
97209	111	88	26.1%
97210	99	45	120.0%
97229	67	54	24.1%
97231	42	88	-52.3%
SOLD VS. LIST PRICE			
97209	98.4%	98.3%	0.2%
97210	94.7%	97.8%	-3.1%
97229	97.6%	98.6%	-1.0%
97231	98.8%	96.4%	2.5%
MONTHS OF INVENTORY			
97209	10.2	25	-59.2%
97210	6.2	9.2	-32.6%
97229	4.9	4.1	19.5%
97231	14.5	5.3	173.6%
ABSORPTION RATE			
97209	9.8%	4.0%	146.0%
97210	16.0%	10.8%	47.6%
97229	20.6%	24.2%	-14.9%
97231	6.9%	18.8%	-63.4%

BY THE NUMBERS

Northwest Portland – September 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	190	194	-2.1%
97210	151	126	19.8%
97229	670	723	-7.3%
97231	56	58	-3.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	449.4	515.2	-12.8%
97210	866.2	805.0	7.6%
97229	787.0	824.2	-4.5%
97231	678.3	822.1	-17.5%

BY THE NUMBERS

Southeast Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97202	142	125	13.6%
97206	174	166	4.8%
97214	67	71	-5.6%
97215	34	49	-30.6%
97216	43	48	-10.4%
AVERAGE LIST PRICE			
97202	763	778.1	-1.9%
97206	510.7	576.1	-11.4%
97214	840.6	777.3	8.1%
97215	1,036.5	899.8	15.2%
97216	415.9	486.0	-14.4%
AVERAGE DAYS ON MKT			
97202	44	48	-8.3%
97206	37	33	12.1%
97214	32	42	-23.8%
97215	41	61	-32.8%
97216	39	29	34.5%
SOLD VS. LIST PRICE			
97202	99.0%	99.6%	-0.6%
97206	99.6%	100.3%	-0.7%
97214	101.0%	97.8%	3.2%
97215	99.8%	95.6%	4.4%
97216	99.7%	100.4%	-0.7%
MONTHS OF INVENTORY			
97202	3.7	3.4	8.8%
97206	3.4	4.0	-15.0%
97214	2.4	4.7	-48.9%
97215	2.8	1.8	55.6%
97216	3.1	3.4	-8.8%
ABSORPTION RATE			
97202	26.7%	29.6%	-9.6%
97206	29.3%	24.7%	18.7%
97214	41.7%	21.1%	97.8%
97215	35.2%	55.1%	-36.0%
97216	32.5%	29.1%	11.6%

BY THE NUMBERS

Southeast Portland – September 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	400	364	9.9%
97206	531	544	-2.4%
97214	220	161	36.6%
97215	193	174	10.9%
97216	158	121	30.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	699.5	689.5	1.5%
97206	487.0	484.1	0.6%
97214	720.1	689.1	4.5%
97215	740.3	692.2	6.9%
97216	415.8	398.2	4.4%

BY THE NUMBERS

Southwest Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97201	150	163	-8.0%
97205	57	70	-18.6%
97219	168	198	-15.2%
97221	73	82	-11.0%
97225	89	73	21.9%
97239	157	117	34.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	674.8	841	-19.8%
97205	769.2	954.6	-19.4%
97219	859.7	961.2	-10.6%
97221	1,360.3	1,076.6	26.4%
97225	948.6	866.3	9.5%
97239	775.6	770.8	0.6%
AVERAGE DAYS ON MKT			
97201	101	87	16.1%
97205	72	144	-50.0%
97219	31	34	-8.8%
97221	73	46	58.7%
97225	49	35	40.0%
97239	106	47	125.5%
SOLD VS. LIST PRICE			
97201	97.9%	98.0%	-0.1%
97205	95.6%	98.00%	-2.4%
97219	99.3%	98.9%	0.5%
97221	94.7%	99.4%	-4.7%
97225	97.1%	98.0%	-1.0%
97239	96.6%	94.5%	2.3%
MONTHS OF INVENTORY			
97201	8.3	16.3	-49.1%
97205	8.1	17.5	-53.7%
97219	3.1	4.2	-26.2%
97221	6.6	5.9	11.9%
97225	3.4	3.3	3.0%
97239	7.5	10.6	-29.2%
ABSORPTION RATE			
97201	12.0%	6.1%	95.8%
97205	12.2%	5.7%	115.1%
97219	32.7%	23.7%	37.9%
97221	15.0%	17.0%	-11.7%
97225	29.2%	30.1%	-3.1%
97239	13.3%	9.4%	42.3%

BY THE NUMBERS

Southwest Portland – September 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	148	141	5.0%
97205	55	48	14.6%
97219	485	429	13.1%
97221	153	123	24.4%
97225	222	217	2.3%
97239	199	179	11.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	672.6	682.4	-1.4%
97205	738.1	667.4	10.6%
97219	742.8	709.9	4.6%
97221	934.2	965.9	-3.3%
97225	853.7	818.5	4.3%
97239	734.4	658.9	11.5%

BY THE NUMBERS

Tigard/Tualatin Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97062	97	76	27.6%
97140	131	114	14.9%
97223	125	112	11.6%
97224	230	214	7.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	658.2	894.6	-26.4%
97140	972.0	933.1	4.2%
97223	667.2	749.4	-11.0%
97224	642.7	686.9	-6.4%
AVERAGE DAYS ON MKT			
97062	32	38	-15.8%
97140	55	32	71.9%
97223	33	29	13.8%
97224	78	33	136.4%
SOLD VS. LIST PRICE			
97062	99.2%	99.8%	-0.6%
97140	97.9%	103.5%	-5.4%
97223	98.4%	100.6%	-2.2%
97224	98.7%	99.4%	-0.7%
MONTHS OF INVENTORY			
97062	2.8	2.9	-3.4%
97140	2.4	2.6	-7.7%
97223	2.5	2.3	8.7%
97224	3.6	4	-10.0%
ABSORPTION RATE			
97062	36.0%	34.2%	5.5%
97140	41.2%	38.6%	6.8%
97223	40.8%	42.8%	-4.8%
97224	27.8%	24.7%	12.4%

BY THE NUMBERS

Tigard/Tualatin Portland – September 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	285	273	4.4%
97140	316	325	-2.8%
97223	386	401	-3.7%
97224	566	513	10.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	682.4	707.0	-3.5%
97140	739.2	756.7	-2.3%
97223	658.5	635.5	3.6%
97224	591.6	581.4	1.8%

BY THE NUMBERS

Beaverton/Hillsboro – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97005	56	47	19.1%
97006	119	91	30.8%
97007	239	206	16.0%
97008	68	44	54.5%
97123	105	105	0
97124	30	28	7.1%
AVERAGE LIST PRICE (\$,000)			
97005	553.3	559.2	-1.1%
97006	424.0	433.5	-2.2%
97007	737.9	702.9	5.0%
97008	594.1	604.6	-1.7%
97123	742.4	848.3	-12.5%
97124	385.4	404.2	-4.7%
AVERAGE DAYS ON MKT			
97005	125	30	316.7%
97006	38	40	-5.0%
97007	52	49	6.1%
97008	45	33	36.4%
97123	61	43	41.9%
97124	40	28	42.9%
SOLD VS. LIST PRICE			
97005	96.0%	98.7%	-2.7%
97006	99.6%	98.7%	0.9%
97007	99.5%	99.6%	-0.1%
97008	99.0%	99.4%	-0.4%
97123	97.1%	98.4%	-1.3%
97124	97.9%	99.2%	-1.3%
MONTHS OF INVENTORY			
97005	4.3	2.2	95.5%
97006	3.7	2.2	68.2%
97007	3.7	3.1	19.4%
97008	3.0	2.6	15.4%
97123	8.1	6.6	22.7%
97124	3.8	3.5	8.6%

BY THE NUMBERS

Beaverton/Hillsboro – September 2025

ABSORPTION RATE			
97005	23.2%	44.6%	-48.1%
97006	26.8%	46.1%	-41.7%
97007	26.7%	32.0%	-16.4%
97008	33.8%	38.6%	-12.5%
97123	12.3%	15.2%	-18.8%
97124	26.6%	28.5%	-6.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	138	144	-4.2%
97006	249	303	-17.8%
97007	544	552	-1.4%
97008	177	186	-4.8%
97123	585	556	5.2%
97124	334	319	4.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	482.9	507.6	-4.9%
97006	472.6	504.8	-6.4%
97007	642.4	634.6	1.2%
97008	543.3	528.0	2.9%
97123	577.5	572.3	0.9%
97124	574.3	619.1	-7.2%

BY THE NUMBERS

Coast – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97103	120	118	1.70%
97110	40	28	42.90%
97121	12	8	50.00%
97130	59	31	90.30%
97131	28	40	-30.00%
97138	137	137	0
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	502.4	520.6	-3.50%
97110	1,348.20	1,529.40	-11.80%
97121	474	399.2	18.70%
97130	775.8	822.3	-5.70%
97131	522.8	495.7	5.50%
97138	847.8	726.6	16.70%
AVERAGE DAYS ON MKT			
97103	94	81	16.00%
97110	149	71	109.90%
97121	4	133	-97.00%
97130	65	16	306.30%
97131	95	35	171.40%
97138	99	53	86.80%
SOLD VS. LIST PRICE			
97103	96.77%	95.75%	1.10%
97110	93.86%	94.13%	-0.30%
97121	100.87%	64.38%	56.70%
97130	97.15%	97.45%	-0.30%
97131	97.07%	93.79%	3.50%
97138	92.51%	96.19%	-3.80%
MONTHS OF INVENTORY			
97103	5.5	6.2	-11.30%
97110	10	3.5	185.70%
97121	12	8	50.00%
97130	6.6	2.8	135.70%
97131	4	6.7	-40.30%
97138	7.2	6.9	4.30%

BY THE NUMBERS

Coast – September 2025

ABSORPTION RATE			
97103	18.33%	16.10%	13.90%
97110	10.00%	28.57%	-65.00%
97121	8.33%	12.50%	-33.40%
97130	15.25%	35.48%	-57.00%
97131	25.00%	15.00%	66.70%
97138	13.87%	14.60%	-5.00%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	162	144	12.50%
97110	34	52	-34.60%
97121	13	21	-38.10%
97130	57	73	-21.90%
97131	47	32	46.90%
97138	174	179	-2.80%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	517	485.9	6.40%
97110	990	1,253.90	-21.00%
97121	374.8	467.9	-19.90%
97130	891.9	816.5	9.20%
97131	455.2	413.3	10.10%
97138	555.1	611.6	-9.20%

BY THE NUMBERS

Portland Condos – September 2025

Condos by Area

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	41	16	156.3%
North	102	94	8.5%
Northeast	111	128	-13.3%
Southeast	126	113	11.5%
West	549	523	5.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	321.7	337.3	-4.6%
North	362.8	360.3	0.7%
Northeast	315.4	330.6	-4.6%
Southeast	351	366.7	-4.3%
West	514.4	559.1	-8.0%
AVERAGE DAYS ON MKT			
NW Washington Co	32	51	-37.3%
North	171	81	111.1%
Northeast	94	55	70.9%
Southeast	60	55	9.1%
West	95	70	35.7%
SOLD VS. LIST PRICE			
NW Washington Co	97.99%	98.78%	-0.8%
North	98.53%	99.21%	-0.7%
Northeast	99.52%	99.31%	0.2%
Southeast	99.50%	99.93%	-0.4%
West	97.84%	97.71%	0.1%
MONTHS OF INVENTORY			
NW Washington Co	8.2	2.7	203.7%
North	12.8	6.7	91.0%
Northeast	5	6.4	-21.9%
Southeast	4.8	3.3	45.5%
West	8.1	15.4	-47.4%
ABSORPTION RATE			
NW Washington Co	12.20%	37.50%	-67.5%
North	7.84%	14.89%	-47.3%
Northeast	19.82%	15.63%	26.8%
Southeast	20.63%	30.09%	-31.4%
West	12.39%	6.50%	90.6%

BY THE NUMBERS

Portland Condos – September 2025

Condos by Zip Code

YEAR TO DATE	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97201	96	107	-10.3%
97205	47	57	-17.5%
97209	238	223	6.7%
97210	47	45	4.4%
97214	17	14	21.4%
97229	57	24	137.5%
97232	15	10	50.0%
97239	60	37	62.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	411.7	515.5	-20.1%
97205	694.8	959.2	-27.6%
97209	541.2	518.8	4.3%
97210	531	566.7	-6.3%
97214	372.2	407	-8.6%
97229	339.7	408.5	-16.8%
97232	283.9	337.2	-15.8%
97239	577.7	568.6	1.6%
AVERAGE DAYS ON MKT			
97201	105	104	1.0%
97205	98	177	-44.6%
97209	111	89	24.7%
97210	93	78	19.2%
97214	26	51	-49.0%
97229	32	47	-31.9%
97232	123	51	141.2%
97239	121	6	1916.7%
SOLD VS. LIST PRICE			
97201	99.36%	95.87%	3.6%
97205	88.42%	96.99%	-8.8%
97209	98.46%	97.77%	0.7%
97210	95.75%	96.84%	-1.1%
97214	98.67%	100.01%	-1.3%
97229	97.99%	98.99%	-1.0%
97232	98.61%	99.59%	-1.0%
97239	96.35%	96.12%	0.2%

BY THE NUMBERS

Portland Condos – September 2025

MONTHS OF INVENTORY			
97201	8.7	15.3	-43.10%
97205	15.7	57	-72.50%
97209	9.9	27.9	-64.50%
97210	11.8	7.5	57.30%
97229	3.4	2.8	21.40%
97214	11.4	3.4	235.30%
97232	7.5	2	275.00%
97239	6.7	37	-81.90%
ABSORPTION RATE			
97201	11.46%	6.54%	75.20%
97205	6.38%	1.75%	264.60%
97209	10.08%	3.59%	180.80%
97210	8.51%	13.33%	-36.20%
97229	29.41%	35.71%	-17.60%
97214	8.77%	29.17%	-69.90%
97232	13.33%	50.00%	-73.30%
97239	15.00%	2.70%	455.60%