

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%

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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%

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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%