

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%

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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%

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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%

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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%