



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

OCTOBER 2025

BY THE NUMBERS

Neighborhood Snapshot – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	489.3	503.2	-2.8%
NW Washington Co	722.0	739.8	-2.4%
Portland North	486.3	487.9	-0.3%
Portland Northeast	560.6	566.3	-1.0%
Portland Southeast	527.1	524.0	0.6%
Portland West	771.5	703.2	9.7%
Beaverton/Aloha	565.8	562.0	0.7%
Hillsboro/Forest Grove	553.9	557.1	-0.6%
Tigard/Tualatin/Sherwood/Wilsonville	657.5	657.6	0.0%
Lake Oswego/West Linn	1,172.6	1,108.1	5.8%
Milwaukie /Happy Valley/Clackamas/Damascus	562.7	557.5	0.9%
Clatsop County	659.1	586.4	12.4%
Tillamook County	517.6	515.9	0.3%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	499	367	36.0%
NW Washington Co	353	295	19.7%
Portland North	313	344	-9.0%
Portland Northeast	523	504	3.8%
Portland Southeast	760	692	9.8%
Portland West	1,145	1,086	5.4%
Beaverton/Aloha	532	440	20.9%
Hillsboro/Forest Grove	608	462	31.6%
Tigard/Tualatin/Sherwood/Wilsonville	619	567	9.2%
Lake Oswego/West Linn	437	349	25.2%
Milwaukie /Happy Valley/Clackamas/Damascus	593	546	8.6%
Clatsop County	357	361	-1.1%
Tillamook County	503	482	4.4%

BY THE NUMBERS

Neighborhood Snapshot – October 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	575.9	607.0	-5.1%
NW Washington Co	773.6	803.5	-3.7%
Portland North	544.0	611.6	-11.1%
Portland Northeast	676.7	607.6	11.4%
Portland Southeast	590.2	602.0	-2.0%
Portland West	803.9	808.6	-0.6%
Beaverton/Aloha	567.7	617.0	-8.0%
Hillsboro/Forest Grove	617.0	668.7	-7.7%
Tigard/Tualatin/Sherwood/Wilsonville	723.3	760.0	-4.8%
Lake Oswego/West Linn	1,538	1,513.0	1.6%
Milwaukie /Happy Valley/Clackamas/Damascus	712.1	797.4	-10.7%
Clatsop County	732.0	668.9	9.4%
Tillamook County	534.5	517.5	3.3%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	49	50	-2.0%
NW Washington Co	58	64	-9.4%
Portland North	59	48	22.9%
Portland Northeast	41	34	20.6%
Portland Southeast	46	43	7.0%
Portland West	62	62	0
Beaverton/Aloha	55	39	41.0%
Hillsboro/Forest Grove	61	47	29.8%
Tigard/Tualatin/Sherwood/Wilsonville	59	48	22.9%
Lake Oswego/West Linn	67	48	39.6%
Milwaukie /Happy Valley/Clackamas/Damascus	69	50	38.0%
Clatsop County	87	74	17.6%
Tillamook County	98	83	18.1%

BY THE NUMBERS

Neighborhood Snapshot – October 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.9%	99.4%	-0.5%
NW Washington Co	98.0%	97.8%	0.3%
Portland North	99.1%	100.1%	-1.0%
Portland Northeast	100.3%	100.3%	0.0%
Portland Southeast	99.7%	101.0%	-1.2%
Portland West	97.1%	98.7%	-1.6%
Beaverton/Aloha	99.3%	100.0%	-0.7%
Hillsboro/Forest Grove	99.2%	99.3%	-0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.2%	99.3%	-0.1%
Lake Oswego/West Linn	96.2%	97.1%	-0.9%
Milwaukie /Happy Valley/Clackamas/Damascus	98.5%	98.4%	0.1%
Clatsop County	96.1%	97.0%	-0.9%
Tillamook County	96.8%	97.5%	-0.8%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.2	2.4	33.3%
NW Washington Co	3.6	2.5	44.0%
Portland North	3.4	3.6	-5.6%
Portland Northeast	2.3	2.7	-14.8%
Portland Southeast	2.8	2.5	12.0%
Portland West	5.0	5.3	-5.7%
Beaverton/Aloha	3.5	2.7	29.6%
Hillsboro/Forest Grove	3.8	3.1	22.6%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	3.0	6.7%
Lake Oswego/West Linn	4.9	3.4	44.1%
Milwaukie /Happy Valley/Clackamas/Damascus	3.2	2.9	10.3%
Clatsop County	6.0	5.6	7.1%
Tillamook County	9.7	8.9	9.0%

BY THE NUMBERS

Neighborhood Snapshot – October 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	31.4%	41.9%	-25.0%
NW Washington Co	28.0%	40.3%	-30.5%
Portland North	29.7%	27.6%	7.6%
Portland Northeast	43.2%	36.9%	17.1%
Portland Southeast	35.9%	40.3%	-10.9%
Portland West	19.8%	18.6%	6.1%
Beaverton/Aloha	28.7%	37.2%	-23.0%
Hillsboro/Forest Grove	26.3%	32.4%	-18.9%
Tigard/Tualatin/Sherwood/Wilsonville	31.3%	33.7%	-6.9%
Lake Oswego/West Linn	20.5%	29.2%	-29.6%
Milwaukie /Happy Valley/Clackamas/Damascus	31.5%	34.4%	-8.4%
Clatsop County	16.8%	18.0%	-6.7%
Tillamook County	10.3%	11.2%	-7.7%

BY THE NUMBERS

Clackamas County – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97015	53	52	1.9%
97034	146	133	9.8%
97035	136	120	13.3%
97045	173	151	14.6%
97068	160	104	53.8%
97086	179	156	14.7%
97219	155	196	-20.9%
97222	77	68	13.2%
97267	83	61	36.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	569.6	606.6	-6.1%
97034	2,004.9	2,027.4	-1.1%
97035	1,090.3	1,011.2	7.8%
97045	804.7	843.1	-4.6%
97068	1,391.6	1,371.4	1.5%
97086	821.0	1,010.7	-18.8%
97219	841.3	929.4	-9.5%
97222	489.1	553.0	-11.6%
97267	659.1	593.1	11.1%
AVERAGE DAYS ON MKT			
97015	92	52	76.9%
97034	82	51	60.8%
97035	70	39	79.5%
97045	57	53	7.5%
97068	58	56	3.6%
97086	90	59	52.5%
97219	38	49	-22.4%
97222	40	57	-29.8%
97267	40	28	42.9%
SOLD VS. LIST PRICE			
97015	97.4%	99.2%	-1.8%
97034	94.9%	96.1%	-1.2%
97035	97.5%	96.1%	1.5%
97045	99.2%	97.9%	1.3%
97068	97.2%	99.9%	-2.7%
97086	98.1%	98.3%	-0.2%
97219	97.9%	99.4%	-1.5%
97222	99.4%	101.2%	-1.8%
97267	98.8%	99.3%	-0.5%

BY THE NUMBERS

Clackamas County – October 2025

MONTHS OF IVENTORY			
97015	2.0	3.1	-35.5%
97034	6.3	4.2	50.0%
97035	4.5	3.5	28.6%
97045	2.7	2.4	12.5%
97068	4.3	3.2	34.4%
97086	4.0	3.7	8.1%
97219	2.2	3.3	-33.3%
97222	2.8	1.9	47.4%
97267	2.3	1.8	27.8%
ABSORPTION RATE			
97015	49.0%	32.6%	50.1%
97034	15.7%	24.0%	-34.5%
97035	22.0%	28.3%	-22.1%
97045	36.9%	41.0%	-9.9%
97068	23.1%	31.7%	-27.1%
97086	25.1%	26.9%	-6.6%
97219	44.5%	30.6%	45.4%
97222	36.3%	52.9%	-31.3%
97267	43.3%	55.7%	-22.2%

BY THE NUMBERS

Clackamas County – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97015	177	169	4.7%
97034	274	277	-1.1%
97035	334	333	0.3%
97045	548	525	4.4%
97068	373	364	2.5%
97086	423	474	-10.8%
97219	557	489	13.9%
97222	307	283	8.5%
97267	321	270	18.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	505.5	503.7	0.4%
97034	1,533.4	1,496.7	2.5%
97035	894.9	903.5	-1.0%
97045	615.2	629.4	-2.3%
97068	903.9	858.7	5.3%
97086	706.7	697.9	1.3%
97219	747.9	707.9	5.7%
97222	492.6	502.5	-2.0%
97267	526.3	536.4	-1.9%

BY THE NUMBERS

North Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97203	114	128	-10.9%
97217	180	186	-3.2%
97227	15	24	-37.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	561.7	563.9	-0.4%
97217	544.9	642.8	-15.2%
97227	511.1	672.7	-24.0%
AVERAGE DAYS ON MKT			
97203	57	53	7.5%
97217	60	40	50.0%
97227	27	34	-20.6%
SOLD VS. LIST PRICE			
97203	99.8%	100.3%	-0.4%
97217	98.1%	100.1%	-2.0%
97227	100.0%	99.7%	0.3%
MONTHS OF INVENTORY			
97203	2.4	2.8	-14.3%
97217	4.2	4.5	-6.7%
97227	7.5	4	87.5%
ABSORPTION RATE			
97203	42.1%	35.9%	17.2%
97217	23.8%	22.0%	8.4%
97227	13.3%	25.0%	-46.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	357	391	-8.7%
97217	488	434	12.4%
97227	39	34	14.7%
AVERAGE SALES PRICE			
97203	475.5	460.9	3.2%
97217	532.4	488.7	8.9%
97227	592.5	643.5	-7.9%

BY THE NUMBERS

Northeast Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97211	101	107	-5.6%
97212	53	58	-8.6%
97213	90	70	28.6%
97218	54	65	-16.9%
97232	26	25	4.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	983.8	604.1	62.9%
97212	1,092.4	900.9	21.3%
97213	618.1	651.6	-5.1%
97218	675.5	528.5	27.8%
97232	630.1	797.3	-21.0%
AVERAGE DAYS ON MKT			
97211	36	46	-21.7%
97212	21	34	-38.2%
97213	27	32	-15.6%
97218	70	26	169.2%
97232	41	29	41.4%
SOLD VS. LIST PRICE			
97211	101.3%	101.9%	-0.6%
97212	100.7%	101.0%	-0.3%
97213	100.0%	99.8%	0.2%
97218	99.2%	100.9%	-1.6%
97232	101.3%	97.6%	3.8%
MONTHS OF INVENTORY			
97211	2.1	3.3	-36.4%
97212	1.6	2.1	-23.8%
97213	2.3	1.7	35.3%
97218	2.6	4.6	-43.5%
97232	2.2	3.1	-29.0%
ABSORPTION RATE			
97211	47.5%	29.9%	58.9%
97212	64.1%	46.5%	37.8%
97213	43.3%	60.0%	-27.8%
97218	38.8%	21.5%	80.5%
97232	46.1%	32.0%	44.2%

BY THE NUMBERS

Northeast Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	436	360	21.1%
97212	263	257	2.3%
97213	309	330	-6.4%
97218	156	143	9.1%
97232	92	98	-6.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.3	602.8	-1.9%
97212	834.2	841.2	-0.8%
97213	608.4	571.7	6.4%
97218	483.1	480.7	0.5%
97232	782.3	698.6	12.0%

BY THE NUMBERS

Northwest Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97209	221	217	1.8%
97210	98	89	10.1%
97229	335	259	29.3%
97231	49	45	8.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	565.5	538.7	5.0%
97210	836.3	794.8	5.2%
97229	859.7	883.6	-2.7%
97231	861.2	672.9	28.0%
AVERAGE DAYS ON MKT			
97209	106	110	-3.6%
97210	53	61	-13.1%
97229	66	78	-15.4%
97231	39	39	0
SOLD VS. LIST PRICE			
97209	98.6%	97.5%	1.1%
97210	98.3%	98.1%	0.2%
97229	97.5%	97.3%	0.2%
97231	96.0%	98.1%	-2.2%
MONTHS OF INVENTORY			
97209	10.5	7.8	34.6%
97210	7.0	5.6	25.0%
97229	3.6	3.0	20.0%
97231	7.0	5.0	40.0%
ABSORPTION RATE			
97209	9.5%	12.9%	-26.4%
97210	14.2%	17.9%	-20.5%
97229	28.0%	33.2%	-15.5%
97231	14.2%	20.0%	-28.6%

BY THE NUMBERS

Northwest Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	211	222	-5.0%
97210	166	142	16.9%
97229	765	809	-5.4%
97231	63	67	-6.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	453.4	503.7	-10.0%
97210	866.1	808.4	7.1%
97229	791.9	824.8	-4.0%
97231	670.3	815.7	-17.8%

BY THE NUMBERS

Southeast Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97202	134	106	26.4%
97206	167	154	8.4%
97214	73	67	9.0%
97215	34	55	-38.2%
97216	40	56	-28.6%
AVERAGE LIST PRICE			
97202	731.6	757.5	-3.4%
97206	508.2	560.2	-9.3%
97214	826.4	769.3	7.4%
97215	1,052.1	836.0	25.8%
97216	423.6	474.3	-10.7%
AVERAGE DAYS ON MKT			
97202	40	45	-11.1%
97206	53	48	10.4%
97214	33	26	26.9%
97215	24	23	4.3%
97216	20	27	-25.9%
SOLD VS. LIST PRICE			
97202	100.8%	100.5%	0.3%
97206	100.5%	100.5%	0.0%
97214	99.2%	105.3%	-5.7%
97215	101.2%	103.5%	-2.2%
97216	100.0%	99.8%	0.2%
MONTHS OF INVENTORY			
97202	3.2	2.3	39.1%
97206	2.6	1.6	62.5%
97214	3.3	2.7	22.2%
97215	1.7	2.2	-22.7%
97216	2.5	4.7	-46.8%
ABSORPTION RATE			
97202	31.3%	43.4%	-27.8%
97206	38.9%	61.0%	-36.2%
97214	30.1%	37.3%	-19.2%
97215	58.8%	45.4%	29.4%
97216	40.0%	21.4%	86.7%

BY THE NUMBERS

Southeast Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	445	410	8.5%
97206	598	638	-6.3%
97214	243	186	30.6%
97215	214	199	7.5%
97216	175	133	31.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	698.0	686.9	1.6%
97206	484.3	480.1	0.9%
97214	718.5	697.4	3.0%
97215	737.3	690.8	6.7%
97216	411.5	405.5	1.5%

BY THE NUMBERS

Southwest Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97201	157	155	1.3%
97205	43	57	-24.6%
97219	155	196	-20.9%
97221	66	77	-14.3%
97225	85	64	32.8%
97239	152	114	33.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	672.2	843	-20.3%
97205	674	887.7	-24.1%
97219	841.3	929.4	-9.5%
97221	1,436.3	1,022.3	40.5%
97225	934.5	812.2	15.1%
97239	765.8	747.3	2.5%
AVERAGE DAYS ON MKT			
97201	110	85	29.4%
97205	140	75	86.7%
97219	38	49	-22.4%
97221	51	86	-40.7%
97225	43	15	186.7%
97239	57	52	9.6%
SOLD VS. LIST PRICE			
97201	96.7%	96.1%	0.6%
97205	98.1%	98.5%	-0.4%
97219	97.9%	99.4%	-1.5%
97221	97.9%	98.7%	-0.7%
97225	98.3%	101.2%	-2.8%
97239	94.2%	99.1%	-4.9%
MONTHS OF INVENTORY			
97201	9.2	15.5	-40.6%
97205	8.6	28.5	-69.8%
97219	2.2	3.3	-33.3%
97221	4.1	5.5	-25.5%
97225	3.9	2.9	34.5%
97239	4.6	4.6	0
ABSORPTION RATE			
97201	10.8%	6.4%	67.9%
97205	11.6%	3.5%	231.3%
97219	44.5%	30.6%	45.4%
97221	24.2%	18.1%	33.3%
97225	25.8%	34.3%	-24.7%
97239	21.7%	21.9%	-1.0%

BY THE NUMBERS

Southwest Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	165	151	9.3%
97205	60	50	20.0%
97219	557	489	13.9%
97221	171	137	24.8%
97225	244	239	2.1%
97239	232	204	13.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	664.4	696.6	-4.6%
97205	721.9	652.9	10.6%
97219	747.9	707.9	5.7%
97221	928	928.5	-0.1%
97225	852.3	819.5	4.0%
97239	746.6	664.3	12.4%

BY THE NUMBERS

Beaverton/Hillsboro – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97005	45	40	12.5%
97006	125	88	42.0%
97007	220	200	10.0%
97008	59	34	73.5%
97123	103	99	4.0%
97124	31	29	6.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	598.5	551.3	8.6%
97006	378.1	418.5	-9.7%
97007	701.7	699.5	0.3%
97008	545.9	629.8	-13.3%
97123	725.3	857.6	-15.4%
97124	436.4	424.6	2.8%
AVERAGE DAYS ON MKT			
97005	73	48	52.1%
97006	78	30	160.0%
97007	81	57	42.1%
97008	63	29	117.2%
97123	92	75	22.7%
97124	67	28	139.3%
SOLD VS. LIST PRICE			
97005	98.4%	99.7%	-1.4%
97006	97.8%	100.3%	-2.4%
97007	99.0%	99.1%	-0.1%
97008	99.1%	100.2%	-1.0%
97123	99.7%	96.9%	2.9%
97124	99.5%	97.7%	1.9%
MONTHS OF INVENTORY			
97005	2.4	2.7	-11.1%
97006	3.7	3.4	8.8%
97007	3.9	2.8	39.3%
97008	2.2	0.9	144.4%
97123	7.4	4.5	64.4%
97124	3.4	3.6	-5.6%

BY THE NUMBERS

Beaverton/Hillsboro – October 2025

ABSORPTION RATE			
97005	42.2%	37.5%	12.6%
97006	27.2%	29.5%	-8.0%
97007	25.9%	36.0%	-28.0%
97008	45.7%	108.8%	-57.9%
97123	13.5%	22.2%	-38.8%
97124	29.0%	27.5%	5.2%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	159	159	0
97006	285	329	-13.4%
97007	604	624	-3.2%
97008	204	223	-8.5%
97123	674	632	6.6%
97124	365	357	2.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	494.1	507.6	-2.7%
97006	470.8	503.1	-6.4%
97007	647.3	634.3	2.0%
97008	543.8	528.0	3.0%
97123	575.0	567.8	1.3%
97124	572.6	622.5	-8.0%

BY THE NUMBERS

Tigard/Tualatin Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97062	86	77	11.7%
97140	121	115	5.2%
97223	117	93	25.8%
97224	189	224	-15.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	676.4	800.6	-15.5%
97140	964.4	924.1	4.4%
97223	658.6	752.9	-12.5%
97224	631.8	641.0	-1.4%
AVERAGE DAYS ON MKT			
97062	79	49	61.2%
97140	80	53	50.9%
97223	60	53	13.2%
97224	80	70	14.3%
SOLD VS. LIST PRICE			
97062	99.0%	99.5%	-0.5%
97140	99.8%	98.2%	1.7%
97223	99.3%	98.5%	0.8%
97224	99.0%	101.3%	-2.3%
MONTHS OF INVENTORY			
97062	2.5	1.8	38.9%
97140	4.7	2.9	62.1%
97223	2.5	2	25.0%
97224	3.2	3.8	-15.8%
ABSORPTION RATE			
97062	39.5%	54.5%	-27.5%
97140	21.4%	34.7%	-38.2%
97223	39.3%	50.5%	-22.2%
97224	31.2%	26.3%	18.5%

BY THE NUMBERS

Tigard/Tualatin Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	321	315	1.9%
97140	342	365	-6.3%
97223	434	448	-3.1%
97224	629	572	10.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	674.9	699.6	-3.5%
97140	734.1	747.9	-1.8%
97223	652.6	642.5	1.6%
97224	593.8	578.9	2.6%

BY THE NUMBERS

Coast – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97103	102	114	-10.5%
97110	39	25	56.0%
97121	7	5	40.0%
97130	55	35	57.1%
97131	30	44	-31.8%
97138	124	131	-5.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	523.1	525.3	-0.4%
97110	1,173.7	1,428.6	-17.8%
97121	465.9	321.6	44.9%
97130	737.9	665.8	10.8%
97131	524.0	535.2	-2.1%
97138	849.5	740.3	14.8%
AVERAGE DAYS ON MKT			
97103	89	69	29.0%
97110	86	56	53.6%
97121	20	22	-9.1%
97130	41	137	-70.1%
97131	302	71	325.4%
97138	91	76	19.7%
SOLD VS. LIST PRICE			
97103	95.5%	97.0%	-1.6%
97110	96.8%	96.8%	0.0%
97121	98.5%	96.8%	1.7%
97130	98.4%	97.6%	0.8%
97131	96.8%	93.2%	3.9%
97138	95.4%	95.8%	-0.4%
MONTHS OF INVENTORY			
97103	5.4	4.8	12.5%
97110	6.5	8.3	-21.7%
97121	7.0	5.0	40.0%
97130	11.0	7.0	57.1%
97131	15.0	7.3	105.5%
97138	5.2	7.3	-28.8%

BY THE NUMBERS

Coast – October 2025

ABSORPTION RATE			
97103	18.6%	21.0%	-11.5%
97110	15.3%	12.0%	28.2%
97121	14.2%	20.0%	-28.6%
97130	9.0%	14.2%	-36.4%
97131	6.6%	13.6%	-51.1%
97138	19.3%	13.7%	40.8%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	181	168	7.7%
97110	41	55	-25.5%
97121	14	22	-36.4%
97130	62	78	-20.5%
97131	49	38	28.9%
97138	198	197	0.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	516.4	484.3	6.6%
97110	1,060.6	1,291.7	-17.9%
97121	372.3	466.4	-20.2%
97130	885.6	824.0	7.5%
97131	449.1	409.6	9.6%
97138	568.4	609.3	-6.7%

BY THE NUMBERS

Portland Condos – October 2025

Condos by Area

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	44	20	120.0%
North	93	97	-4.1%
Northeast	120	114	5.3%
Southeast	126	121	4.1%
West	488	486	0.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	334.8	317.6	5.4%
North	350.9	353.2	-0.7%
Northeast	298.3	325.0	-8.2%
Southeast	335.4	362.9	-7.6%
West	508.9	552.9	-8.0%
AVERAGE DAYS ON MKT			
NW Washington Co	78	52	50.0%
North	148	83	78.3%
Northeast	72	53	35.8%
Southeast	78	80	-2.5%
West	107	89	20.2%
SOLD VS. LIST PRICE			
NW Washington Co	98.6%	97.9%	0.8%
North	97.7%	100.0%	-2.3%
Northeast	100.5%	99.3%	1.2%
Southeast	98.5%	99.3%	-0.8%
West	97.3%	98.1%	-0.8%
MONTHS OF INVENTORY			
NW Washington Co	11	2.9	279.3%
North	7.8	5.4	44.4%
Northeast	4.3	5.4	-20.4%
Southeast	4.1	3.7	10.8%
West	9.2	7.8	17.9%
ABSORPTION RATE			
NW Washington Co	9.0%	35.0%	-74.0%
North	12.9%	18.5%	-30.5%
Northeast	23.3%	18.4%	26.7%
Southeast	24.6%	27.2%	-9.8%
West	10.8%	12.7%	-14.9%

BY THE NUMBERS

Portland Condos – October 2025

Condos by Zip Code

YEAR TO DATE	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97201	102	99	3.0%
97205	30	46	-34.8%
97209	216	215	0.5%
97210	40	41	-2.4%
97214	16	15	6.7%
97229	58	28	107.1%
97232	15	10	50.0%
97239	52	40	30.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	412.1	519.5	-20.7%
97205	490.9	882.6	-44.4%
97209	554.8	534.4	3.8%
97210	580.7	580.3	0.1%
97214	371.6	395.5	-6.0%
97229	346.0	384.1	-9.9%
97232	277.7	317.0	-12.4%
97239	585.2	511.9	14.3%
AVERAGE DAYS ON MKT			
97201	132	142	-7.0%
97205	229	75	205.3%
97209	100	114	-12.3%
97210	59	45	31.1%
97214	15	47	-68.1%
97229	64	52	23.1%
97232	56	49	14.3%
97239	162	86	88.4%
SOLD VS. LIST PRICE			
97201	94.3%	96.2%	-2.0%
97205	96.3%	98.5%	-2.3%
97209	98.7%	97.3%	1.4%
97210	99.7%	99.6%	0.1%
97214	98.8%	100.0%	-1.3%
97229	98.4%	97.9%	0.6%
97232	100.5%	97.8%	2.8%
97239	93.1%	97.1%	-4.1%

BY THE NUMBERS

Portland Condos – October 2025

MONTHS OF INVENTORY			
97201	10.2	24.8	-58.9%
97205	10.0	23.0	-56.5%
97209	11.4	8.0	42.5%
97210	10.0	5.1	96.1%
97229	2.7	5.0	-46.0%
97214	9.7	4.0	142.5%
97232	7.5	3.3	127.3%
97239	8.7	5.0	74.0%
ABSORPTION RATE			
97201	9.8%	4.0%	142.6%
97205	10.0%	4.3%	129.9%
97209	8.8%	12.5%	-29.9%
97210	10.0%	19.5%	-48.7%
97229	37.5%	20.0%	87.5%
97214	10.3%	25.0%	-58.6%
97232	13.3%	30.0%	-55.6%
97239	11.5%	20.0%	-42.3%