

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%

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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%

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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%

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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%