



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

NOVEMBER 2025

BY THE NUMBERS

Neighborhood Snapshot – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	527.2	507.4	3.9%
NW Washington Co	695.0	784.3	-11.4%
Portland North	481.5	488.9	-1.5%
Portland Northeast	591.9	568.1	4.2%
Portland Southeast	521.9	520.9	0.2%
Portland West	694.0	808.4	-14.2%
Beaverton/Aloha	564.0	561.2	0.5%
Hillsboro/Forest Grove	553.1	554.8	-0.3%
Tigard/Tualatin/Sherwood/Wilsonville	655.7	660.4	-0.7%
Lake Oswego/West Linn	1,024.4	1,252.6	-18.2%
Milwaukie /Happy Valley/Clackamas/Damascus	592.4	565.0	4.8%
Clatsop County	508.1	648.2	-21.6%
Tillamook County	526.3	474.1	11.0%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	461	345	33.6%
NW Washington Co	327	271	20.7%
Portland North	275	310	-11.3%
Portland Northeast	480	458	4.8%
Portland Southeast	659	614	7.3%
Portland West	991	976	1.5%
Beaverton/Aloha	481	409	17.6%
Hillsboro/Forest Grove	561	403	39.2%
Tigard/Tualatin/Sherwood/Wilsonville	530	512	3.5%
Lake Oswego/West Linn	383	308	24.4%
Milwaukie /Happy Valley/Clackamas/Damascus	574	497	15.5%
Clatsop County	313	318	-1.6%
Tillamook County	460	446	3.1%

BY THE NUMBERS

Neighborhood Snapshot – November 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	555.5	633.5	-12.3%
NW Washington Co	778	771.8	0.8%
Portland North	564.2	628.4	-10.2%
Portland Northeast	699.7	613.2	14.1%
Portland Southeast	615.2	604.8	1.9%
Portland West	815.5	828.3	-1.5%
Beaverton/Aloha	574.7	631.1	-8.9%
Hillsboro/Forest Grove	611.8	678.7	-9.9%
Tigard/Tualatin/Sherwood/Wilsonville	738.3	751.2	-1.7%
Lake Oswego/West Linn	1,498.0	1,520.1	-1.5%
Milwaukie /Happy Valley/Clackamas/Damascus	708.6	796.9	-11.1%
Clatsop County	724.4	652.6	11.0%
Tillamook County	508.4	481.2	5.7%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	61	46	32.6%
NW Washington Co	71	57	24.6%
Portland North	56	56	0
Portland Northeast	45	48	-6.3%
Portland Southeast	48	49	-2.0%
Portland West	81	75	8.0%
Beaverton/Aloha	57	40	42.5%
Hillsboro/Forest Grove	61	47	29.8%
Tigard/Tualatin/Sherwood/Wilsonville	60	48	25.0%
Lake Oswego/West Linn	65	64	1.6%
Milwaukie /Happy Valley/Clackamas/Damascus	73	56	30.4%
Clatsop County	78	78	0
Tillamook County	138	89	55.1%

BY THE NUMBERS

Neighborhood Snapshot – November 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	97.6%	97.7%	-0.1%
NW Washington Co	98.6%	98.4%	0.2%
Portland North	100.1%	99.8%	0.4%
Portland Northeast	99.3%	99.9%	-0.6%
Portland Southeast	99.9%	99.9%	0.0%
Portland West	98.0%	97.9%	0.1%
Beaverton/Aloha	99.3%	99.9%	-0.7%
Hillsboro/Forest Grove	99.2%	99.3%	-0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.1%	99.2%	-0.1%
Lake Oswego/West Linn	96.2%	97.4%	-1.2%
Milwaukie /Happy Valley/Clackamas/Damascus	98.4%	99.2%	-0.8%
Clatsop County	96.0%	97.5%	-1.5%
Tillamook County	96.9%	97.6%	-0.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.9	2.7	44.4%
NW Washington Co	4.5	3.2	40.6%
Portland North	4.2	3.3	27.3%
Portland Northeast	3.3	2.4	37.5%
Portland Southeast	3.4	2.9	17.2%
Portland West	5.8	5.6	3.6%
Beaverton/Aloha	3.2	2.5	28.0%
Hillsboro/Forest Grove	3.5	2.7	29.6%
Tigard/Tualatin/Sherwood/Wilsonville	2.7	2.7	0
Lake Oswego/West Linn	5.2	3.5	48.6%
Milwaukie /Happy Valley/Clackamas/Damascus	4.5	3.1	45.2%
Clatsop County	5.4	6.4	-15.6%
Tillamook County	9.6	9.5	1.1%

BY THE NUMBERS

Neighborhood Snapshot – November 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	25.3%	37.1%	-31.6%
NW Washington Co	22.0%	31.7%	-30.6%
Portland North	24.0%	30.6%	-21.7%
Portland Northeast	30.6%	41.9%	-26.9%
Portland Southeast	29.7%	34.6%	-14.3%
Portland West	17.2%	17.8%	-3.2%
Beaverton/Aloha	31.5%	39.6%	-20.4%
Hillsboro/Forest Grove	28.2%	36.9%	-23.4%
Tigard/Tualatin/Sherwood/Wilsonville	36.7%	37.1%	-1.1%
Lake Oswego/West Linn	19.0%	28.2%	-32.5%
Milwaukie /Happy Valley/Clackamas/Damascus	22.1%	31.7%	-30.4%
Clatsop County	18.5%	15.7%	17.9%
Tillamook County	10.4%	10.5%	-1.0%

BY THE NUMBERS

Clackamas County – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97015	55	48	14.6%
97034	128	118	8.5%
97035	123	105	17.1%
97045	151	150	0.7%
97068	140	90	55.6%
97086	169	135	25.2%
97219	136	164	-17.1%
97222	61	61	0
97267	88	68	29.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	552.8	525.5	5.2%
97034	2,012.2	2,050.6	-1.9%
97035	994.1	995.1	-0.1%
97045	759.9	836.1	-9.1%
97068	1,344.4	1,370.8	-1.9%
97086	809.1	1,002.3	-19.3%
97219	873.7	937.5	-6.8%
97222	480.8	627.3	-23.4%
97267	671.4	633.4	6.0%
AVERAGE DAYS ON MKT			
97015	69	20	245.0%
97034	83	57	45.6%
97035	50	45	11.1%
97045	60	47	27.7%
97068	54	75	-28.0%
97086	78	70	11.4%
97219	73	48	52.1%
97222	30	52	-42.3%
97267	67	23	191.3%
SOLD VS. LIST PRICE			
97015	98.2%	99.4%	-1.2%
97034	96.0%	96.9%	-0.9%
97035	98.5%	98.5%	0.1%
97045	96.9%	98.2%	-1.3%
97068	97.8%	97.7%	0.1%
97086	99.2%	98.7%	0.4%
97219	98.9%	98.2%	0.7%
97222	100.0%	101.3%	-1.2%
97267	98.1%	99.4%	-1.2%

BY THE NUMBERS

Clackamas County – November 2025

MONTHS OF IVENTORY			
97015	6.9	2.7	155.6%
97034	6.1	5.1	19.6%
97035	4.9	3.9	25.6%
97045	3.5	3.1	12.9%
97068	5.2	2.4	116.7%
97086	4.7	3.1	51.6%
97219	3.1	3.4	-8.8%
97222	2.3	2	15.0%
97267	3.7	3.4	8.8%
ABSORPTION RATE			
97015	14.5%	37.5%	-61.2%
97034	16.4%	19.4%	-15.8%
97035	20.3%	25.7%	-20.9%
97045	28.4%	32.0%	-11.0%
97068	19.2%	42.2%	-54.3%
97086	21.3%	32.5%	-34.6%
97219	32.3%	29.2%	10.5%
97222	42.6%	50.8%	-16.1%
97267	27.2%	29.4%	-7.3%

BY THE NUMBERS

Clackamas County – November 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 – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97203	107	112	-4.5%
97217	146	174	-16.1%
97227	17	22	-22.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	563.4	602.8	-6.5%
97217	566.4	639.0	-11.4%
97227	647.4	695.2	-6.9%
AVERAGE DAYS ON MKT			
97203	39	51	-23.5%
97217	52	64	-18.8%
97227	237	33	618.2%
SOLD VS. LIST PRICE			
97203	100.6%	99.5%	1.1%
97217	100.4%	100.1%	0.3%
97227	95.9%	96.7%	-0.8%
MONTHS OF INVENTORY			
97203	3.8	2.2	72.7%
97217	4.3	4.0	7.5%
97227	8.5	22.0	-61.4%
ABSORPTION RATE			
97203	26.1%	46.4%	-43.6%
97217	23.2%	25.2%	-7.9%
97227	11.7%	4.5%	158.5%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	385	443	-13.1%
97217	522	478	9.2%
97227	41	35	17.1%
AVERAGE SALES PRICE			
97203	473.8	461.7	2.6%
97217	530.5	489.9	8.3%
97227	598.4	645.4	-7.3%

BY THE NUMBERS

Northeast Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97211	100	93	7.5%
97212	46	50	-8.0%
97213	69	70	-1.4%
97218	50	57	-12.3%
97232	24	31	-22.6%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	1,054.8	597.4	76.6%
97212	1,073.9	888.3	20.9%
97213	676.4	702.3	-3.7%
97218	769.1	530.7	44.9%
97232	566.6	662.4	-14.5%
AVERAGE DAYS ON MKT			
97211	30	32	-6.3%
97212	41	50	-18.0%
97213	39	41	-4.9%
97218	44	69	-36.2%
97232	36	71	-49.3%
SOLD VS. LIST PRICE			
97211	99.4%	101.0%	-1.6%
97212	98.3%	99.2%	-1.0%
97213	100.4%	99.7%	0.7%
97218	99.2%	101.4%	-2.2%
97232	101.2%	99.7%	1.5%
MONTHS OF INVENTORY			
97211	3.6	2.3	56.5%
97212	1.6	1.4	14.3%
97213	2.6	2.3	13.0%
97218	3.6	4.4	-18.2%
97232	6.0	3.9	53.8%
ABSORPTION RATE			
97211	28.0%	44.0%	-36.5%
97212	63.0%	70.0%	-9.9%
97213	39.1%	44.2%	-11.7%
97218	28.0%	22.8%	22.8%
97232	16.6%	25.8%	-35.4%

BY THE NUMBERS

Northeast Portland – November 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	465	401	16.0%
97212	294	292	0.7%
97213	336	361	-6.9%
97218	170	156	9.0%
97232	96	106	-9.4%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.2	600.7	-1.6%
97212	838.4	835.7	0.3%
97213	607.5	569.1	6.7%
97218	481.8	479.4	0.5%
97232	769.9	708.2	8.7%

BY THE NUMBERS

Northwest Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97209	190	198	-4.0%
97210	85	85	0
97229	295	242	21.9%
97231	44	46	-4.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	555.0	550.2	0.9%
97210	872.7	797.5	9.4%
97229	854.6	870.5	-1.8%
97231	813.5	715.1	13.8%
AVERAGE DAYS ON MKT			
97209	150	145	3.4%
97210	73	72	1.4%
97229	77	69	11.6%
97231	117	48	143.8%
SOLD VS. LIST PRICE			
97209	97.1%	95.5%	1.7%
97210	95.8%	96.6%	-0.8%
97229	98.4%	98.4%	-0.1%
97231	98.2%	96.0%	2.3%
MONTHS OF INVENTORY			
97209	9.0	13.2	-31.8%
97210	4.5	6.1	-26.2%
97229	5.3	3.7	43.2%
97231	6.3	23.0	-72.6%
ABSORPTION RATE			
97209	11.0%	7.5%	45.8%
97210	22.3%	16.4%	35.7%
97229	18.9%	26.8%	-29.3%
97231	15.9%	4.3%	265.7%

BY THE NUMBERS

Northwest Portland – November 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	232	237	-2.1%
97210	185	156	18.6%
97229	825	874	-5.6%
97231	70	69	1.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	449.6	495.0	-9.2%
97210	865.2	817.0	5.9%
97229	793.0	840.1	-5.6%
97231	661.0	801.6	-17.5%

BY THE NUMBERS

Southeast Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97202	106	94	12.8%
97206	138	137	0.7%
97214	64	65	-1.5%
97215	33	42	-21.4%
97216	35	52	-32.7%
AVERAGE LIST PRICE			
97202	761.5	722.2	5.4%
97206	519.1	582.0	-10.8%
97214	866.2	762.1	13.7%
97215	1,064.4	856.6	24.3%
97216	441.2	505.5	-12.7%
AVERAGE DAYS ON MKT			
97202	49	58	-15.5%
97206	39	36	8.3%
97214	50	24	108.3%
97215	18	33	-45.5%
97216	75	71	5.6%
SOLD VS. LIST PRICE			
97202	99.1%	99.3%	-0.1%
97206	100.4%	100.5%	0.0%
97214	102.2%	100.8%	1.5%
97215	99.4%	100.4%	-0.9%
97216	100.1%	102.2%	-2.0%
MONTHS OF INVENTORY			
97202	3.5	2.1	66.7%
97206	2.4	2.2	9.1%
97214	3.6	3.8	-5.3%
97215	2.1	3.0	-30.0%
97216	1.9	10.4	-81.7%
ABSORPTION RATE			
97202	28.3%	47.8%	-40.9%
97206	41.3%	45.9%	-10.2%
97214	28.1%	26.1%	7.6%
97215	48.4%	33.3%	45.5%
97216	51.4%	9.6%	434.6%

BY THE NUMBERS

Southeast Portland – November 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	475	455	4.4%
97206	658	701	-6.1%
97214	261	203	28.6%
97215	231	213	8.5%
97216	193	138	39.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	695.5	678.8	2.5%
97206	486.8	481.7	1.1%
97214	719.6	695.4	3.5%
97215	733.7	697.8	5.1%
97216	411.6	405.1	1.6%

BY THE NUMBERS

Southwest Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97201	141	137	2.9%
97205	43	51	-15.7%
97219	136	164	-17.1%
97221	52	63	-17.5%
97225	69	59	16.9%
97239	135	107	26.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	701.7	829.4	-15.4%
97205	680.6	845.6	-19.5%
97219	873.7	937.5	-6.8%
97221	1,598.4	1,340.6	19.2%
97225	944.4	846.5	11.6%
97239	760.7	766.5	-0.8%
AVERAGE DAYS ON MKT			
97201	84	162	-48.1%
97205	95	87	9.2%
97219	73	48	52.1%
97221	44	32	37.5%
97225	46	58	-20.7%
97239	111	98	13.3%
SOLD VS. LIST PRICE			
97201	98.6%	94.4%	4.4%
97205	95.8%	94.6%	1.2%
97219	98.9%	98.2%	0.7%
97221	97.8%	100.8%	-3.0%
97225	99.2%	96.6%	2.6%
97239	98.9%	98.4%	0.5%
MONTHS OF INVENTORY			
97201	15.7	9.1	72.5%
97205	7.2	25.5	-71.8%
97219	3.1	3.4	-8.8%
97221	4.7	4.5	4.4%
97225	2.8	1.8	55.6%
97239	9.6	5.6	71.4%
ABSORPTION RATE			
97201	6.3%	10.9%	-41.7%
97205	13.9%	3.9%	255.9%
97219	32.3%	29.2%	10.5%
97221	21.1%	22.2%	-4.8%
97225	36.2%	54.2%	-33.2%
97239	10.3%	17.7%	-41.6%

BY THE NUMBERS

Southwest Portland – November 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	175	166	5.4%
97205	66	52	26.9%
97219	602	537	12.1%
97221	183	151	21.2%
97225	269	271	-0.7%
97239	248	223	11.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	673.1	705.0	-4.5%
97205	727.4	659.6	10.3%
97219	744.5	706.3	5.4%
97221	910.9	922.2	-1.2%
97225	840.0	829.9	1.2%
97239	739.7	673.9	9.8%

BY THE NUMBERS

Beaverton/Hillsboro – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97005	41	37	10.8%
97006	113	76	48.7%
97007	197	187	5.3%
97008	50	32	56.3%
97123	106	96	10.4%
97124	29	27	7.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	594.8	539.0	10.4%
97006	380.7	419.3	-9.2%
97007	715.3	711.6	0.5%
97008	578.9	665.5	-13.0%
97123	726.0	842.6	-13.8%
97124	484.3	422.6	14.6%
AVERAGE DAYS ON MKT			
97005	99	38	160.5%
97006	52	58	-10.3%
97007	80	67	19.4%
97008	64	22	190.9%
97123	165	91	81.3%
97124	83	94	-11.7%
SOLD VS. LIST PRICE			
97005	96.5%	99.6%	-3.1%
97006	99.5%	100.0%	-0.5%
97007	99.1%	98.8%	0.3%
97008	99.2%	101.4%	-2.1%
97123	96.6%	99.1%	-2.6%
97124	97.8%	97.9%	-0.2%
MONTHS OF INVENTORY			
97005	2.9	2.8	3.6%
97006	5.7	2.9	96.6%
97007	4.4	3.5	25.7%
97008	2.6	1.7	52.9%
97123	7.6	4.2	81.0%
97124	5.8	2.3	152.2%

BY THE NUMBERS

Beaverton/Hillsboro – November 2025

ABSORPTION RATE			
97005	34.1%	35.1%	-2.8%
97006	17.7%	34.2%	-48.3%
97007	22.8%	28.3%	-19.4%
97008	38.0%	59.3%	-36.0%
97123	13.2%	23.9%	-44.9%
97124	17.2%	44.4%	-61.2%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	173	172	0.6%
97006	305	355	-14.1%
97007	653	677	-3.5%
97008	223	242	-7.9%
97123	734	692	6.1%
97124	393	394	-0.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	493.5	504.8	-2.2%
97006	476.7	497.3	-4.1%
97007	645.2	631	2.3%
97008	542.4	526.3	3.1%
97123	574.3	566.8	1.3%
97124	571.7	616.8	-7.3%

BY THE NUMBERS

Tigard/Tualatin Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97062	73	63	15.9%
97140	112	99	13.1%
97223	96	98	-2.0%
97224	160	195	-17.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	701.2	829.5	-15.5%
97140	982.0	961.4	2.1%
97223	684.8	734.1	-6.7%
97224	615.9	647.2	-4.8%
AVERAGE DAYS ON MKT			
97062	51	59	-13.6%
97140	48	42	14.3%
97223	54	26	107.7%
97224	72	66	9.1%
SOLD VS. LIST PRICE			
97062	99.2%	97.8%	1.4%
97140	98.5%	99.4%	-0.9%
97223	98.5%	99.5%	-1.0%
97224	99.4%	97.6%	1.8%
MONTHS OF INVENTORY			
97062	1.8	2.4	-25.0%
97140	3.5	3.1	12.9%
97223	2.5	2.6	-3.8%
97224	2.6	3.7	-29.7%
ABSORPTION RATE			
97062	56.1%	41.2%	36.1%
97140	28.5%	32.3%	-11.6%
97223	39.5%	38.7%	2.1%
97224	38.1%	27.1%	40.3%

BY THE NUMBERS

Tigard/Tualatin Portland – November 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	365	341	7.0%
97140	374	397	-5.8%
97223	473	486	-2.7%
97224	693	625	10.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	668.3	701.2	-4.7%
97140	729.7	757.3	-3.6%
97223	643.7	643.3	0.1%
97224	594.9	581.4	2.3%

BY THE NUMBERS

Coast – November 2025

YEAR OVER YEAR	Nov 2025	Nov 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 – November 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 – November 2025

Condos by Area

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	38	20	90.0%
North	90	96	-6.3%
Northeast	117	115	1.7%
Southeast	108	110	-1.8%
West	435	449	-3.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	324.2	308.8	5.0%
North	362.9	355.9	2.0%
Northeast	307.2	314	-2.2%
Southeast	340.4	352.9	-3.5%
West	505.6	561.2	-9.9%
AVERAGE DAYS ON MKT			
NW Washington Co	45	185	-75.7%
North	156	95	64.2%
Northeast	105	84	25.0%
Southeast	105	44	138.6%
West	125	124	0.8%
SOLD VS. LIST PRICE			
NW Washington Co	99.6%	99.2%	0.4%
North	98.6%	98.9%	-0.3%
Northeast	99.2%	100.5%	-1.4%
Southeast	97.8%	100.4%	-2.6%
West	98.2%	97.5%	0.7%
MONTHS OF INVENTORY			
NW Washington Co	19	20	-5.0%
North	11.3	8.7	29.9%
Northeast	13	4.3	202.3%
Southeast	4.7	3.4	38.2%
West	8.1	8.8	-8.0%
ABSORPTION RATE			
NW Washington Co	5.2%	5.0%	5.2%
North	8.8%	11.4%	-22.4%
Northeast	7.6%	23.4%	-67.2%
Southeast	21.3%	29.0%	-26.8%
West	12.4%	11.3%	9.2%

BY THE NUMBERS

Portland Condos – November 2025

Condos by Zip Code

YEAR TO DATE	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97201	92	91	1.1%
97205	29	44	-34.1%
97209	188	195	-3.6%
97210	37	39	-5.1%
97214	16	18	-11.1%
97229	49	29	69.0%
97232	15	17	-11.8%
97239	47	40	17.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	409.8	521.1	-21.4%
97205	518.9	866.5	-40.1%
97209	549.5	545.5	0.7%
97210	544.8	560.0	-2.7%
97214	384.1	374.3	2.6%
97229	329.8	377.8	-12.7%
97232	311.3	286.0	8.8%
97239	600.4	556.3	7.9%
AVERAGE DAYS ON MKT			
97201	139	177	-21.5%
97205	132	164	-19.5%
97209	154	145	6.2%
97210	67	94	-28.7%
97214	157	24	554.2%
97229	76	140	-45.7%
97232	69	189	-63.5%
97239	143	130	10.0%
SOLD VS. LIST PRICE			
97201	99.7%	96.0%	3.9%
97205	92.1%	98.4%	-6.4%
97209	97.0%	95.5%	1.6%
97210	98.8%	97.3%	1.5%
97214	98.6%	100.0%	-1.5%
97229	99.3%	100.4%	-1.1%
97232	98.2%	99.3%	-1.1%
97239	97.6%	99.7%	-2.1%

BY THE NUMBERS

Portland Condos – November 2025

MONTHS OF INVENTORY			
97201	23.0	9.1	152.7%
97205	9.7	44.0	-78.0%
97209	9.4	13	-27.7%
97210	4.1	6.5	-36.9%
97229	5.3	9.0	-41.1%
97214	16.3	9.7	68.0%
97232	7.5	8.5	-11.8%
97239	6.7	5.0	34.0%
ABSORPTION RATE			
97201	4.3%	10.9%	-60.4%
97205	10.3%	2.2%	355.5%
97209	10.6%	7.6%	38.4%
97210	24.3%	15.3%	58.1%
97229	18.7%	11.1%	68.8%
97214	6.1%	10.3%	-40.8%
97232	13.3%	11.7%	13.4%
97239	14.8%	20.0%	-25.6%