

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%

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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%

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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%