

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% |