



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

DECEMBER 2025

BY THE Numbers

Neighborhood Snapshot – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	495.5	494.2	0.3%
NW Washington Co	639.8	821.8	-22.1%
Portland North	457.9	518.5	-11.7%
Portland Northeast	553.5	497.2	11.3%
Portland Southeast	500.4	510.1	-1.9%
Portland West	733.2	662.3	10.7%
Beaverton/Aloha	563	559.3	0.7%
Hillsboro/Forest Grove	551.8	553.5	-0.3%
Tigard/Tualatin/Sherwood/Wilsonville	654.4	659.3	-0.7%
Lake Oswego/West Linn	1,102.7	930.9	18.5%
Milwaukie /Happy Valley/Clackamas/Damascus	593.1	573.5	3.4%
Clatsop County	615.4	722.5	-14.8%
Tillamook County	493.6	558.7	-11.7%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	367	301	21.9%
NW Washington Co	279	237	17.7%
Portland North	217	253	-14.2%
Portland Northeast	392	374	4.8%
Portland Southeast	546	506	7.9%
Portland West	799	806	-0.9%
Beaverton/Aloha	388	338	14.8%
Hillsboro/Forest Grove	451	363	24.2%
Tigard/Tualatin/Sherwood/Wilsonville	440	417	5.5%
Lake Oswego/West Linn	294	250	17.6%
Milwaukie /Happy Valley/Clackamas/Damascus	502	452	11.1%
Clatsop County	268	290	-7.6%
Tillamook County	413	401	3.0%

BY THE Numbers

Neighborhood Snapshot – December 2025

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	550.6	631.4	-12.8%
NW Washington Co	761.6	768.5	-0.9%
Portland North	568	634.9	-10.5%
Portland Northeast	704.3	581.4	21.1%
Portland Southeast	609.8	605.4	0.7%
Portland West	777.6	812.4	-4.3%
Beaverton/Aloha	558.6	616.0	-9.3%
Hillsboro/Forest Grove	625.1	661.2	-5.5%
Tigard/Tualatin/Sherwood/Wilsonville	713.5	766.6	-6.9%
Lake Oswego/West Linn	1,391.1	1,636.6	-15.0%
Milwaukie /Happy Valley/Clackamas/Damascus	700.3	794.3	-11.8%
Clatsop County	732.5	650.0	12.7%
Tillamook County	494.6	470.4	5.1%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	59	66	-10.6%
NW Washington Co	88	78	12.8%
Portland North	62	64	-3.1%
Portland Northeast	54	52	3.8%
Portland Southeast	59	64	-7.8%
Portland West	88	78	12.8%
Beaverton/Aloha	58	42	38.1%
Hillsboro/Forest Grove	62	48	29.2%
Tigard/Tualatin/Sherwood/Wilsonville	61	50	22.0%
Lake Oswego/West Linn	78	70	11.4%
Milwaukie /Happy Valley/Clackamas/Damascus	72	55	30.9%
Clatsop County	98	96	2.1%
Tillamook County	93	76	22.4%

BY THE Numbers

Neighborhood Snapshot – December 2025

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.1%	97.2%	1.9%
NW Washington Co	97.0%	97.4%	-0.4%
Portland North	97.9%	99.0%	-1.0%
Portland Northeast	98.3%	98.6%	-0.4%
Portland Southeast	99.3%	98.4%	0.9%
Portland West	95.0%	97.3%	-2.4%
Beaverton/Aloha	99.2%	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	96.7%	98.0%	-1.3%
Milwaukie /Happy Valley/Clackamas/Damascus	97.5%	95.5%	2.1%
Clatsop County	96.1%	95.6%	0.6%
Tillamook County	95.8%	94.4%	1.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.0	2.5	20.0%
NW Washington Co	4.0	3.8	5.3%
Portland North	3.4	2.7	25.9%
Portland Northeast	2.6	2.4	8.3%
Portland Southeast	2.4	2.5	-4.0%
Portland West	4.3	5	-14.0%
Beaverton/Aloha	2.6	2.1	23.8%
Hillsboro/Forest Grove	2.8	2.5	12.0%
Tigard/Tualatin/Sherwood/Wilsonville	2.3	2.2	4.5%
Lake Oswego/West Linn	3.6	2.9	24.1%
Milwaukie /Happy Valley/Clackamas/Damascus	3.7	2.8	32.1%
Clatsop County	5.2	8.5	-38.8%
Tillamook County	10.9	10.3	5.8%

BY THE Numbers

Neighborhood Snapshot – December 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	33.5%	39.5%	-15.2%
NW Washington Co	24.7%	26.1%	-5.5%
Portland North	29.0%	37.1%	-21.9%
Portland Northeast	38.7%	41.1%	-5.8%
Portland Southeast	41.2%	39.7%	3.8%
Portland West	23.4%	20.1%	16.4%
Beaverton/Aloha	38.9%	47.3%	-17.8%
Hillsboro/Forest Grove	35.1%	40.7%	-13.7%
Tigard/Tualatin/Sherwood/Wilsonville	43.6%	44.9%	-2.9%
Lake Oswego/West Linn	27.8%	34.0%	-18.0%
Milwaukie /Happy Valley/Clackamas/Damascus	27.2%	36.0%	-24.3%
Clatsop County	19.4%	11.7%	65.5%
Tillamook County	9.2%	9.7%	-5.4%

BY THE
Numbers
Clackamas County – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97015	42	43	-2.3%
97034	102	95	7.4%
97035	101	86	17.4%
97045	136	138	-1.4%
97068	100	74	35.1%
97086	134	127	5.5%
97219	99	129	-23.3%
97222	65	56	16.1%
97267	75	55	36.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	538.2	527.4	2.0%
97034	1,917.8	2,228.7	-13.9%
97035	972.0	1,091.5	-10.9%
97045	786.2	847.9	-7.3%
97068	1,182.5	1,423.7	-16.9%
97086	791.2	992.4	-20.3%
97219	838.6	987.9	-15.1%
97222	547.0	604.1	-9.5%
97267	647.8	608.8	6.4%
AVERAGE DAYS ON MKT			
97015	49	49	0
97034	91	104	-12.5%
97035	82	59	39.0%
97045	65	50	30.0%
97068	68	59	15.3%
97086	90	60	50.0%
97219	80	89	-10.1%
97222	57	41	39.0%
97267	44	57	-22.8%
SOLD VS. LIST PRICE			
97015	100.0%	99.4%	0.6%
97034	96.9%	97.2%	-0.3%
97035	97.0%	98.2%	-1.3%
97045	101.3%	98.9%	2.4%
97068	96.5%	98.5%	-2.1%
97086	96.0%	97.8%	-1.9%
97219	96.5%	97.3%	-0.9%
97222	99.4%	98.9%	0.6%
97267	98.9%	97.9%	1.1%

BY THE
Numbers
Clackamas County – December 2025

MONTHS OF IVENTORY			
97015	4.2	2.4	75.00%
97034	4.1	4.1	0
97035	4	2.7	48.10%
97045	2.3	2.8	-17.90%
97068	2.9	2.4	20.80%
97086	3.4	3.3	3.00%
97219	2.5	3.1	-19.40%
97222	2.6	2.2	18.20%
97267	3.3	2.6	26.90%
ABSORPTION RATE			
97015	23.8%	41.8%	-43.1%
97034	24.5%	24.2%	1.2%
97035	24.7%	37.2%	-33.5%
97045	42.6%	35.5%	20.1%
97068	34.0%	41.8%	-18.8%
97086	29.1%	30.7%	-5.2%
97219	40.4%	31.7%	27.1%
97222	38.4%	44.6%	-13.8%
97267	30.6%	38.1%	-19.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97015	198	205	-3.4%
97034	320	323	-0.9%
97035	385	392	-1.8%
97045	651	622	4.7%
97068	435	433	0.5%
97086	504	557	-9.5%
97219	642	578	11.1%
97222	361	339	6.5%
97267	370	311	19.0%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	511.3	515.4	-0.8%
97034	1,519.1	1,505.7	0.9%
97035	888.9	899.6	-1.2%
97045	613.1	623.1	-1.6%
97068	904.5	873.4	3.6%
97086	707.7	689.6	2.6%
97219	743.7	699.3	6.3%
97222	496.3	493.3	0.6%
97267	531.4	540.6	-1.7%

BY THE
Numbers
North Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97203	75	94	-20.2%
97217	122	142	-14.1%
97227	12	16	-25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	525.4	596.5	-11.9%
97217	596.4	663.3	-10.1%
97227	739.9	608.8	21.5%
AVERAGE DAYS ON MKT			
97203	39	76	-48.7%
97217	69	48	43.8%
97227	0	76	-100.0%
SOLD VS. LIST PRICE			
97203	96.1%	98.8%	-2.7%
97217	99.3%	98.9%	0.4%
97227	0	100.5%	-100.0%
MONTHS OF INVENTORY			
97203	3.4	2.1	61.9%
97217	3.1	3.2	-3.1%
97227	0	3.2	-100.0%
ABSORPTION RATE			
97203	29.3%	46.8%	-37.3%
97217	32.7%	30.9%	5.8%
97227	0	31.2%	-100.0%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	408	487	-16.2%
97217	566	522	8.4%
97227	41	40	2.5%
AVERAGE SALES PRICE			
97203	472	462.2	2.1%
97217	526.3	496.4	6.0%
97227	598.4	638.3	-6.3%

BY THE Numbers

Northeast Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97211	84	79	6.3%
97212	36	40	-10.0%
97213	57	46	23.9%
97218	41	46	-10.9%
97232	14	19	-26.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,101.1	568.2	93.8%
97212	970.9	838.7	15.8%
97213	695.1	661.0	5.2%
97218	804.7	511.6	57.3%
97232	601.5	830.6	-27.6%
AVERAGE DAYS ON MKT			
97211	46	73	-37.0%
97212	63	44	43.2%
97213	49	33	48.5%
97218	57	77	-26.0%
97232	75	39	92.3%
SOLD VS. LIST PRICE			
97211	99.6%	96.5%	3.2%
97212	98.2%	98.6%	-0.4%
97213	98.8%	100.0%	-1.2%
97218	97.7%	100.0%	-2.3%
97232	96.9%	99.7%	-2.9%
MONTHS OF INVENTORY			
97211	3.1	2.5	24.0%
97212	2.6	4.0	-35.0%
97213	1.6	1.5	6.7%
97218	2.6	3.3	-21.2%
97232	1.6	1.7	-5.9%
ABSORPTION RATE			
97211	32.1%	40.5%	-20.7%
97212	38.8%	25.0%	55.6%
97213	63.1%	65.2%	-3.2%
97218	39.0%	30.4%	28.2%
97232	64.2%	57.8%	11.1%

BY THE
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Northeast Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	493	433	13.9%
97212	309	302	2.3%
97213	373	391	-4.6%
97218	186	170	9.4%
97232	105	117	-10.3%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	592.5	594.2	-0.3%
97212	841.3	826.4	1.8%
97213	599.2	572.4	4.7%
97218	481.8	474.8	1.5%
97232	771.1	705.5	9.3%

BY THE Numbers

Northwest Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 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 – December 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 – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97202	79	66	19.7%
97206	105	112	-6.3%
97214	48	49	-2.0%
97215	31	29	6.9%
97216	33	43	-23.3%
AVERAGE LIST PRICE			
97202	729.1	719.1	1.4%
97206	507.4	583.9	-13.1%
97214	827.0	837.5	-1.3%
97215	1,110.5	938.5	18.3%
97216	448.1	437.6	2.4%
AVERAGE DAYS ON MKT			
97202	79	75	5.3%
97206	63	74	-14.9%
97214	30	73	-58.9%
97215	29	30	-3.3%
97216	74	74	0
SOLD VS. LIST PRICE			
97202	98.5%	98.2%	0.4%
97206	100.2%	97.9%	2.4%
97214	103.2%	96.8%	6.6%
97215	101.8%	101.7%	0.0%
97216	100.6%	99.1%	1.6%
MONTHS OF INVENTORY			
97202	2.8	2.6	7.7%
97206	1.6	2.0	-20.0%
97214	1.9	2.3	-17.4%
97215	1.8	1.8	0
97216	2.1	3.1	-32.3%
ABSORPTION RATE			
97202	35.4%	37.8%	-6.4%
97206	60.9%	49.1%	24.1%
97214	52.0%	42.8%	21.5%
97215	54.8%	55.1%	-0.6%
97216	48.4%	32.5%	48.9%

BY THE Numbers

Southeast Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	503	480	4.80%
97206	722	756	-4.50%
97214	287	224	28.10%
97215	248	229	8.30%
97216	210	152	38.20%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	691.4	679.7	1.70%
97206	485.5	479	1.40%
97214	715.4	698.8	2.40%
97215	727.4	691	5.30%
97216	409.6	399.3	2.60%

BY THE Numbers

Southwest Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97201	125	115	8.7%
97205	39	44	-11.4%
97219	99	129	-23.3%
97221	36	51	-29.4%
97225	46	44	4.5%
97239	112	95	17.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	660.8	814.4	-18.9%
97205	659.5	866.3	-23.9%
97219	838.6	987.9	-15.1%
97221	1,585.5	1,384.3	14.5%
97225	883.3	787.8	12.1%
97239	742.9	713.3	4.1%
AVERAGE DAYS ON MKT			
97201	172	94	83.0%
97205	74	91	-18.7%
97219	80	89	-10.1%
97221	71	58	22.4%
97225	62	28	121.4%
97239	93	81	14.8%
SOLD VS. LIST PRICE			
97201	97.9%	96.6%	1.4%
97205	97.6%	96.7%	0.9%
97219	96.5%	97.3%	-0.9%
97221	93.8%	97.5%	-3.8%
97225	96.7%	99.4%	-2.7%
97239	94.6%	97.8%	-3.3%
MONTHS OF INVENTORY			
97201	9.6	8.2	17.1%
97205	19.5	7.3	167.1%
97219	2.5	3.1	-19.4%
97221	1.8	3.2	-43.8%
97225	2.6	2.0	30.0%
97239	4.7	5.6	-16.1%
ABSORPTION RATE			
97201	10.4%	12.1%	-14.5%
97205	5.1%	13.6%	-62.4%
97219	40.4%	31.7%	27.1%
97221	55.5%	31.3%	77.1%
97225	39.1%	50.0%	-21.7%
97239	21.4%	17.8%	19.8%

BY THE Numbers

Southwest Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97201	188	180	4.4%
97205	68	58	17.2%
97219	642	578	11.1%
97221	204	167	22.2%
97225	287	293	-2.0%
97239	272	240	13.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	663.8	698.3	-4.9%
97205	709.7	655.3	8.3%
97219	743.7	699.3	6.3%
97221	904.4	920.1	-1.7%
97225	839.0	826.2	1.5%
97239	733.6	663.8	10.5%

BY THE Numbers

Beaverton/Hillsboro- December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97005	29	32	-9.4%
97006	99	66	50.0%
97007	160	164	-2.4%
97008	45	27	66.7%
97123	105	100	5.0%
97124	20	27	-25.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	557.6	470.6	18.5%
97006	358.0	387.7	-7.7%
97007	725.9	714.1	1.7%
97008	508.7	641.5	-20.7%
97123	676.6	845.3	-20.0%
97124	455.2	401.8	13.3%
AVERAGE DAYS ON MKT			
97005	81	56	44.6%
97006	71	69	2.9%
97007	77	57	35.1%
97008	74	47	57.4%
97123	100	62	61.3%
97124	125	64	95.3%
SOLD VS. LIST PRICE			
97005	99.5%	99.4%	0.1%
97006	98.7%	97.7%	1.0%
97007	98.2%	99.2%	-1.0%
97008	96.9%	100.0%	-3.1%
97123	97.5%	99.6%	-2.1%
97124	92.9%	98.4%	-5.5%
MONTHS OF INVENTORY			
97005	2.4	2.5	-4.0%
97006	3.7	3.0	23.3%
97007	2.5	3.0	-16.7%
97008	3.2	1.3	146.2%
97123	7.0	3.6	94.4%
97124	6.7	4.5	48.9%

BY THE Numbers

Beaverton/Hillsboro- December 2025

ABSORPTION RATE			
97005	41.3%	40.6%	1.8%
97006	27.2%	33.3%	-18.2%
97007	39.3%	33.5%	17.4%
97008	31.1%	77.7%	-60.0%
97123	14.2%	28.0%	-49.0%
97124	15.0%	22.2%	-32.5%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97005	186	185	0.5%
97006	332	377	-11.9%
97007	716	732	-2.2%
97008	237	263	-9.9%
97123	804	748	7.5%
97124	427	423	0.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	498.6	503.5	-1.0%
97006	475.5	492.7	-3.5%
97007	640.4	630.4	1.6%
97008	545.4	525.5	3.8%
97123	572.9	565.7	1.3%
97124	572.3	614.0	-6.8%

BY THE Numbers

Tigard/Tualatin Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97062	58	50	16.0%
97140	92	82	12.2%
97223	74	65	13.8%
97224	148	172	-14.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	574.2	813	-29.4%
97140	868.5	1,031.4	-15.8%
97223	688.8	789.8	-12.8%
97224	583.5	644.1	-9.4%
AVERAGE DAYS ON MKT			
97062	57	89	-36.0%
97140	100	80	25.0%
97223	70	45	55.6%
97224	71	86	-17.4%
SOLD VS. LIST PRICE			
97062	99.2%	97.1%	2.1%
97140	98.9%	98.5%	0.4%
97223	98.4%	99.6%	-1.2%
97224	98.5%	99.0%	-0.5%
MONTHS OF INVENTORY			
97062	2.8	2.8	0
97140	4.2	2.4	75.0%
97223	1.6	1.6	0
97224	2.7	3.1	-12.9%
ABSORPTION RATE			
97062	36.2%	36.0%	0.6%
97140	23.9%	41.4%	-42.3%
97223	63.5%	61.5%	3.2%
97224	36.4%	31.9%	14.1%

BY THE
Numbers

Tigard/Tualatin Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97062	386	359	7.5%
97140	396	431	-8.1%
97223	520	526	-1.1%
97224	747	680	9.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	665.8	694.9	-4.2%
97140	731.1	752.1	-2.8%
97223	641.7	637.2	0.7%
97224	595.3	587.5	1.3%

BY THE
Numbers
Coast – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97103	75	105	-28.6%
97110	30	23	30.4%
97121	6	5	20.0%
97130	38	23	65.2%
97131	24	37	-35.1%
97138	94	93	1.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	524.6	517.7	1.3%
97110	1,161.7	1,429.7	-18.7%
97121	454.6	321.6	41.4%
97130	694.4	468.1	48.3%
97131	520.7	546.8	-4.8%
97138	847.2	705.7	20.1%
AVERAGE DAYS ON MKT			
97103	95	121	-21.5%
97110	113	0	100.0%
97121	139	16	768.8%
97130	93	58	60.3%
97131	103	83	24.1%
97138	100	116	-13.8%
SOLD VS. LIST PRICE			
97103	96.5%	99.3%	-2.8%
97110	89.8%	0	N/A
97121	97.7%	96.0%	1.8%
97130	93.4%	97.5%	-4.2%
97131	95.8%	94.5%	1.3%
97138	96.5%	96.7%	-0.2%
MONTHS OF INVENTORY			
97103	4.4	9.5	-53.7%
97110	15.0	0	N/A
97121	6.0	5.0	20.0%
97130	5.4	2.3	134.8%
97131	4.8	9.3	-48.4%
97138	3.9	7.2	-45.8%
ABSORPTION RATE			
97103	22.6%	10.4%	116.3%
97110	6.6%	0	100.0%
97121	16.6%	20.0%	-16.7%
97130	18.4%	43.4%	-57.6%
97131	20.8%	10.8%	92.7%
97138	25.5%	13.9%	82.6%

BY THE
Numbers
Coast – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97103	213	193	10.40%
97110	48	63	-23.80%
97121	19	24	-20.80%
97130	77	94	-18.10%
97131	58	46	26.10%
97138	240	229	4.80%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	511.8	486.3	5.20%
97110	1,072.0	1,270.6	-15.60%
97121	411.0	462.8	-11.20%
97130	832.8	803.6	3.60%
97131	452.2	429.9	5.20%
97138	569.1	615.6	-7.60%

BY THE Numbers

Portland Condos – December 2025

Condos by Area

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	30	20	50.00%
North	76	87	-12.60%
Northeast	98	104	-5.80%
Southeast	93	95	-2.10%
West	377	391	-3.60%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	316.3	299.3	5.70%
North	368.3	353.7	4.10%
Northeast	309.8	297.7	4.10%
Southeast	342.5	333	2.90%
West	500.5	575.2	-13.00%
AVERAGE DAYS ON MKT			
NW Washington Co	114	24	375.00%
North	98	84	16.70%
Northeast	84	81	3.70%
Southeast	66	124	-46.80%
West	102	100	2.00%
SOLD VS. LIST PRICE			
NW Washington Co	97.37%	95.58%	1.90%
North	98.23%	98.26%	0.00%
Northeast	98.45%	99.29%	-0.80%
Southeast	98.88%	98.66%	0.20%
West	94.41%	96.78%	-2.40%
MONTHS OF INVENTORY			
NW Washington Co	3.3	20	-83.50%
North	6.9	14.5	-52.40%
Northeast	5.2	4.5	15.60%
Southeast	4.4	4.8	-8.30%
West	6.5	8.1	-19.80%
ABSORPTION RATE			
NW Washington Co	30.00%	5.00%	500.00%
North	14.47%	6.90%	109.70%
Northeast	19.39%	22.12%	-12.30%
Southeast	22.58%	21.05%	7.30%
West	15.38%	12.28%	25.20%

BY THE
Numbers
Portland Condos – December 2025

Condos by Zip Code

YEAR TO DATE	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97201	82	77	6.5%
97205	27	39	-30.8%
97209	153	165	-7.3%
97210	37	37	0
97214	12	15	-20.0%
97229	37	28	32.1%
97232	9	11	-18.2%
97239	42	39	7.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	411.0	537.3	-23.5%
97205	526.7	898.4	-41.4%
97209	538.1	559.6	-3.8%
97210	553.2	628.2	-11.9%
97214	385.1	373.0	3.2%
97229	332.1	348.8	-4.8%
97232	300.8	282.3	6.6%
97239	595.4	520.3	14.4%
AVERAGE DAYS ON MKT			
97201	117	96	21.9%
97205	74	109	-32.1%
97209	111	132	-15.9%
97210	97	56	73.2%
97214	16	96	-83.3%
97229	102	13	684.6%
97232	129	20	545.0%
97239	104	119	-12.6%
SOLD VS. LIST PRICE			
97201	99.0%	98.1%	1.0%
97205	97.6%	96.1%	1.6%
97209	92.4%	94.4%	-2.1%
97210	97.3%	99.0%	-1.6%
97214	99.6%	99.6%	0.0%
97229	94.5%	97.5%	-3.1%
97232	99.0%	98.1%	0.9%
97239	94.3%	98.5%	-4.2%

BY THE
Numbers
Portland Condos – December 2025

MONTHS OF INVENTORY			
97201	8.2	15.4	-46.8%
97205	13.5	7.8	73.1%
97209	6.7	10.3	-35.0%
97210	6.2	12.3	-49.6%
97229	4.0	5.0	-20.0%
97214	3.4	14	-75.7%
97232	3.0	5.5	-45.5%
97239	5.3	3.9	35.9%
ABSORPTION RATE			
97201	12.2%	6.4%	88.0%
97205	7.4%	12.8%	-42.2%
97209	15.0%	9.7%	54.9%
97210	16.2%	8.1%	100.0%
97229	25.0%	20.0%	25.0%
97214	29.7%	7.1%	316.4%
97232	33.3%	18.1%	83.3%
97239	19.0%	25.6%	-25.7%