



*Monthly Snapshot of  
Local Real Estate  
Trends —*

**BY  
THE  
*numbers***

END OF YEAR 2025

BY THE  
*Numbers*  
*Neighborhood Snapshot - EOY 2025*

NEIGHBORHOOD SNAPSHOT	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
Gresham/Sandy/Troutdale/Corbett	1,621	1,589	2.0%
NW Washington Co or Sauvie Island	1,050	1,159	-9.4%
Portland North	1,022	1,056	-3.2%
Portland Northeast	2,132	2,134	-0.1%
Portland Southeast	2,909	2,705	7.5%
Portland West/Raleigh Hills	2,389	2,197	8.7%
Beaverton/Aloha	1,814	1,922	-5.6%
Hillsboro/Forest Grove	1,901	1,773	7.2%
Tigard/Tualatin/Sherwood/Wilsonville	2,302	2,247	2.4%
Lake Oswego/West Linn	1,130	1,148	-1.6%
Milwaukie /Happy Valley/Clckmas/Dmascus	1,975	2,048	-3.6%
Clatsop County	662	632	4.70%
Tillamook County	631	585	7.90%
<b>AVERAGE CLOSED PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	507.9	503.5	0.9%
NW Washington Co or Sauvie Island	721.2	771.2	-6.5%
Portland North	506.5	485.8	4.3%
Portland Northeast	580.8	570.3	1.8%
Portland Southeast	540.6	525.9	2.8%
Portland West/Raleigh Hills	747.2	731.2	2.2%
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	1,081.5	1,063.3	1.7%
Milwaukie /Happy Valley/Clckmas/Dmascus	579.3	582.4	-0.5%
Clatsop County	570.9	625.7	-8.80%
Tillamook County	511	511.2	0.00%

BY THE  
*Numbers*  
*Neighborhood Snapshot - EOY 2025*

NEIGHBORHOOD SNAPSHOT	2025	2024	% CHANGE
<b>AVERAGE DAYS ON MARKET</b>			
Gresham/Sandy/Troutdale/Corbett	54	44	22.7%
NW Washington Co or Sauvie Island	59	47	25.5%
Portland North	57	46	23.9%
Portland Northeast	43	36	19.4%
Portland Southeast	45	41	9.8%
Portland West/Raleigh Hills	70	54	29.6%
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	60	44	36.4%
Milwaukie /Happy Valley/Clckmas/Dmascus	59	50	18.0%
Clatsop County	79	72	9.70%
Tillamook County	93	72	29.20%
<b>SOLD VS. LIST PRICE</b>			
Gresham/Sandy/Troutdale/Corbett	98.3%	99.2%	-0.9%
NW Washington Co or Sauvie Island	98.6%	99.1%	-0.5%
Portland North	100.0%	100.0%	0.0%
Portland Northeast	100.4%	100.3%	0.1%
Portland Southeast	100.1%	100.2%	-0.1%
Portland West/Raleigh Hills	97.6%	98.1%	-0.5%
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	97.0%	97.9%	-1.0%
Milwaukie /Happy Valley/Clckmas/Dmascus	98.7%	98.8%	-0.1%
Clatsop County	96.91%	96.77%	0.10%
Tillamook County	97.06%	97.02%	0.00%

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*Numbers*  
 Neighborhood Snapshot - EOY 2025

NEIGHBORHOOD SNAPSHOT	2025	2024	% CHANGE
<b>ABSORPTION RATE</b>			
Gresham/Sandy/Troutdale/Corbett	36.8%	43.9%	-16.3%
NW Washington Co or Sauvie Island	31.3%	40.7%	-23.0%
Portland North	39.2%	34.7%	12.9%
Portland Northeast	45.3%	47.5%	-4.7%
Portland Southeast	44.4%	44.5%	-0.3%
Portland West/Raleigh Hills	24.9%	22.7%	9.7%
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	32.0%	38.2%	-16.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	32.7%	37.7%	-13.2%
Clatsop County	20.58%	18.16%	13.30%
Tillamook County	12.73%	12.16%	4.70%

BY THE  
*Numbers*  
Clackamas County - EOY 2025

CLACKAMAS COUNTY	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
97015	320	323	-0.9%
97034	385	392	-1.8%
97035	435	433	0.5%
97045	504	557	-9.5%
97068	642	578	11.1%
97086	361	339	6.5%
97219	320	323	-0.9%
97222	385	392	-1.8%
97267	435	433	0.5%
<b>AVERAGE CLOSED PRICE</b>			
	(\$,000)	(\$,000)	
97015	1,519.1	1,505.7	0.9%
97034	888.9	899.6	-1.2%
97035	904.5	873.4	3.6%
97045	707.7	689.6	2.6%
97068	743.7	699.3	6.3%
97086	496.3	493.3	0.6%
97219	1,519.1	1,505.7	0.9%
97222	888.9	899.6	-1.2%
97267	904.5	873.4	3.6%
<b>AVERAGE DAYS ON MARKET</b>			
97015	70	49	42.9%
97034	59	37	59.5%
97035	51	45	13.3%
97045	62	59	5.1%
97068	49	40	22.5%
97086	41	38	7.9%
97219	70	49	42.9%
97222	59	37	59.9%
97267	51	45	13.3%

BY THE  
*Numbers*  
Clackamas County - EOY 2025

SOLD VS. LIST PRICE			
97015	96.2%	97.1%	-1.0%
97034	97.5%	98.4%	-0.9%
97035	97.8%	98.6%	-0.7%
97045	98.6%	98.9%	-0.3%
97068	98.6%	98.9%	-0.3%
97086	99.7%	100.2%	-0.5%
97219	96.2%	97.1%	-1.0%
97222	97.5%	98.4%	-0.9%
97267	97.8%	98.6%	-0.7%
ABSORPTION RATE			
97015	26.1%	28.3%	-7.7%
97034	31.7%	37.9%	-16.4%
97035	36.2%	48.7%	-25.7%
97045	31.3%	36.5%	-14.3%
97068	54.0%	37.3%	44.7%
97086	46.2%	50.4%	-8.3%
97219	26.1%	28.3%	-7.7%
97222	31.7%	37.9%	-16.4%
97267	36.2%	48.7%	-25.7%

BY THE  
*Numbers*  
North Portland – EOY 2025

NORTH PORTLAND	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
97203	408	487	-16.2%
97217	566	522	8.4%
97227	41	40	2.5%
<b>AVERAGE CLOSED PRICE</b>	(\$,000)	(\$,000)	
97203	472.0	462.2	2.1%
97217	526.3	496.4	6.0%
97227	598.4	638.3	-6.3%
<b>AVERAGE DAYS ON MARKET</b>			
97203	51	44	15.9%
97217	57	47	21.3%
97227	97	58	67.2%
<b>SOLD VS. LIST PRICE</b>			
97203	100.3%	100.4%	-0.1%
97217	100.0%	99.9%	0.1%
97227	98.5%	98.0%	0.6%
<b>ABSORPTION RATE</b>			
97203	45.3%	43.1%	5.0%
97217	38.6%	30.6%	26.2%
97227	28.4%	20.8%	36.7%

**BY THE**  
*Numbers*  
*Northeast Portland - EOY 2025*

<b>NORTHEAST PORTLAND</b>	<b>2025</b>	<b>2024</b>	<b>% CHANGE</b>
<b>CLOSED SALES IN UNITS</b>			
97211	493	433	13.9%
97212	309	302	2.3%
97213	373	391	-4.6%
97218	105	117	-10.3%
97232	493	433	13.9%
<b>AVERAGE CLOSED PRICE</b>			
	(\$,000)	(\$000)	
97211	592.5	594.2	-0.3%
97212	841.3	826.4	1.8%
97213	599.2	572.4	4.7%
97218	771.1	705.5	9.3%
97232	592.5	594.2	-0.3%
<b>AVERAGE DAYS ON MARKET</b>			
97211	38	35	8.6%
97212	37	31	19.4%
97213	35	31	12.9%
97218	48	39	23.1%
97232	38	35	8.6%
<b>SOLD VS. LIST PRICE</b>			
97211	101.1%	100.8%	0.4%
97212	100.5%	100.4%	0.1%
97213	100.7%	100.5%	0.2%
97218	99.8%	100.4%	-0.6%
97232	101.1%	100.8%	0.4%
<b>ABSORPTION RATE</b>			
97211	48.9%	45.6%	7.1%
97212	71.5%	62.9%	13.7%
97213	54.5%	70.8%	-23.0%
97218	62.5%	51.3%	21.8%
97232	48.9%	45.6%	7.1%

BY THE  
*Numbers*  
Northwest Portland – EOY 2025

NORTHWEST PORTLAND	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
97209	256	253	1.2%
97210	202	166	21.7%
97229	888	926	-4.1%
97231	77	74	4.1%
<b>AVERAGE SALES PRICE</b>			
	(\$,000)	(\$,000)	
97209	467.9	491.4	-4.8%
97210	857.1	822.2	4.2%
97229	785.4	839.1	-6.4%
97231	702.8	801.6	-12.3%
<b>AVERAGE DAYS ON MARKET</b>			
97209	110	92	19.6%
97210	84	58	44.8%
97229	62	51	21.6%
97231	92	89	3.4%
<b>SOLD VS. LIST PRICE</b>			
97209	96.6%	96.6%	-0.1%
97210	95.8%	97.9%	-2.1%
97229	98.4%	99.1%	-0.7%
97231	96.1%	96.2%	-0.1%
<b>ABSORPTION RATE</b>			
97209	13.6%	12.7%	7.7%
97210	23.0%	19.2%	20.0%
97229	31.9%	37.4%	-14.8%
97231	16.4%	13.4%	22.7%

BY THE  
*Numbers*  
Southeast Portland – EOY 2025

SOUTHEAST PORTLAND	2025	2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	503	480	4.8%
97206	722	756	-4.5%
97214	287	224	28.1%
97215	248	229	8.3%
97216	210	152	38.2%
<b>AVERAGE SALES PRICE</b>			
97202	691.4	679.7	1.7%
97206	485.5	479.0	1.4%
97214	715.4	698.8	2.4%
97215	727.4	691.0	5.3%
97216	409.6	399.3	2.6%
<b>AVERAGE DAYS ON MARKET</b>			
97202	43	42	2.4%
97206	45	40	12.5%
97214	42	32	31.3%
97215	30	28	7.1%
97216	47	48	-2.1%
<b>SOLD VS. LIST PRICE</b>			
97202	100.6%	100.4%	0.1%
97206	100.6%	100.2%	0.4%
97214	101.7%	100.9%	0.8%
97215	101.3%	101.5%	-0.2%
97216	98.3%	100.7%	-2.4%
<b>ABSORPTION RATE</b>			
97202	53.0%	60.6%	-12.5%
97206	57.3%	56.2%	1.9%
97214	49.8%	38.1%	30.8%
97215	66.6%	65.8%	1.3%
97216	53.0%	29.4%	80.0%

**BY THE**  
*Numbers*  
Southwest Portland – EOY 2025

<b>SOUTHWEST PORTLAND</b>	<b>2025</b>	<b>2024</b>	<b>% CHANGE</b>
<b>CLOSED SALES IN UNITS</b>			
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%
<b>AVERAGE CLOSED PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
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	826.2	1.5%
97239	733.6	663.8	10.5%
<b>AVERAGE DAYS ON MARKET</b>			
97201	109	80	36.3%
97205	109	74	47.3%
97219	49	40	22.5%
97221	62	42	47.6%
97225	48	33	45.5%
97239	78	56	39.3%
<b>SOLD VS. LIST PRICE</b>			
97201	96.2%	95.7%	0.6%
97205	97.1%	94.9%	2.4%
97219	98.6%	98.9%	-0.3%
97221	97.1%	98.1%	-1.0%
97225	98.8%	99.0%	-0.2%
97239	97.7%	98.2%	-0.5%
<b>ABSORPTION RATE</b>			
97201	12.5%	13.0%	-3.9%
97205	14.5%	10.9%	32.3%
97219	54.0%	37.3%	44.7%
97221	47.2%	27.2%	73.0%
97225	51.9%	55.4%	-6.3%
97239	20.2%	21.0%	-3.8%

**BY THE**  
*Numbers*  
*Beaverton/Hillsboro – EOY 2025*

	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
97005	186	185	0.5%
97006	332	377	-11.9%
97007	716	732	-2.2%
97008	237	263	-9.9%
97123	206	272	-24.3%
97124	88	94	-6.4%
<b>AVERAGE CLOSED PRICE</b>			
	(\$,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	544.5	562.0	-3.1%
97124	433.4	409.8	5.8%
<b>AVERAGE DAYS ON MARKET</b>			
97005	55	37	48.6%
97006	51	35	45.7%
97007	69	52	32.7%
97008	43	31	38.7%
97123	94	73	28.8%
97124	68	50	36.0%
<b>SOLD VS. LIST PRICE</b>			
97005	98.8%	99.8%	-1.0%
97006	99.1%	99.1%	0.1%
97007	99.4%	99.9%	-0.6%
97008	99.3%	100.1%	-0.8%
97123	98.5%	99.3%	-0.8%
97124	99.2%	99.2%	0.0%
<b>ABSORPTION RATE</b>			
97005	53.4%	48.1%	10.9%
97006	27.9%	47.6%	-41.3%
97007	37.2%	37.2%	0.2%
97008	43.8%	81.1%	-45.9%
97123	16.3%	22.6%	-27.9%
97124	36.6%	29.0%	26.4%

**BY THE**  
*Numbers*  
*Tigard/Tualatin Portland – EOY 2025*

<b>TIGARD/TUALATIN</b>	<b>2025</b>	<b>2024</b>	<b>% CHANGE</b>
<b>CLOSED SALES IN UNITS</b>			
97062	386	359	7.5%
97140	396	431	-8.1%
97223	520	526	-1.1%
97224	747	680	9.9%
<b>AVERAGE CLOSED PRICE</b>			
	(\$,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%
<b>AVERAGE DAYS ON MARKET</b>			
97062	49	48	2.1%
97140	62	50	24.0%
97223	49	35	40.0%
97224	69	59	16.9%
<b>SOLD VS. LIST PRICE</b>			
97062	99.3%	99.2%	0.1%
97140	98.8%	99.0%	-0.2%
97223	99.0%	99.8%	-0.8%
97224	99.7%	99.5%	0.2%
<b>ABSORPTION RATE</b>			
97062	55.4%	59.8%	-7.3%
97140	35.8%	43.8%	-18.1%
97223	58.5%	67.4%	-13.2%
97224	42.0%	32.9%	27.6%

**BY THE  
Numbers**  
Coast – EOY 2025

COAST	2025	2024	% CHANGE
<b>CLOSED SALES IN UNITS</b>			
97103	213	193	10.4%
97110	48	63	-23.8%
97121	19	24	-20.8%
97130	77	94	-18.1%
97131	58	46	26.1%
97138	240	229	4.8%
<b>AVERAGE CLOSED PRICE</b>			
	(\$,000)	(\$,000)	
97103	511.8	486.3	5.2%
97110	1,072.0	1,270.6	-15.6%
97121	411.0	462.8	-11.2%
97130	832.8	803.6	3.6%
97131	452.2	429.9	5.2%
97138	569.1	615.6	-7.6%
<b>AVERAGE DAYS ON MARKET</b>			
97103	76	68	11.8%
97110	86	79	8.9%
97121	121	85	42.4%
97130	67	41	63.4%
97131	87	58	50.0%
97138	85	76	11.8%
<b>SOLD VS. LIST PRICE</b>			
97103	97.3%	97.6%	-0.3%
97110	95.7%	95.5%	0.2%
97121	96.5%	97.5%	-1.1%
97130	98.0%	97.2%	0.8%
97131	99.4%	95.6%	3.9%
97138	96.3%	96.4%	-0.1%
<b>ABSORPTION RATE</b>			
97103	23.6%	15.3%	54.5%
97110	13.3%	22.8%	-41.6%
97121	26.3%	40.0%	-34.0%
97130	16.8%	34.0%	-50.4%
97131	20.1%	10.3%	94.4%
97138	21.2%	20.5%	3.7%

**BY THE**  
*Numbers*  
*Portland Condos – EOY 2025*

**Condos by Area**

<b>GREATER PORTLAND BY AREA</b>	<b>2025</b>	<b>2024</b>	<b>% CHANGE</b>
<b>CLOSED SALES IN UNITS</b>			
<b>NW Washington Co./Sauvie Island</b>	33	26	26.9%
<b>North</b>	30	20	50.0%
<b>Northeast</b>	76	87	-12.6%
<b>Southeast</b>	98	104	-5.8%
<b>West/Raleigh Hills</b>	93	95	-2.1%
<b>AVERAGE SALES PRICE</b>			
	(\$,000)	(\$,000)	
<b>NW Washington Co/Sauvie Island</b>	244.0	266.5	-8.4%
<b>North</b>	316.3	299.3	5.7%
<b>Northeast</b>	368.3	353.7	4.1%
<b>Southeast</b>	309.8	297.7	4.1%
<b>West/Raleigh Hills</b>	342.5	333.0	2.9%
<b>AVERAGE DAYS ON MARKET</b>			
<b>NW Washington Co/Sauvie Island</b>	79	52	51.9%
<b>North</b>	77	40	92.5%
<b>Northeast</b>	122	72	69.4%
<b>Southeast</b>	83	51	62.7%
<b>West/Raleigh Hills</b>	84	58	44.8%
<b>SOLD VS. LIST PRICE</b>			
<b>NW Washington Co/Sauvie Island</b>	99.0%	99.3%	-0.3%
<b>North</b>	97.9%	99.2%	-1.3%
<b>Northeast</b>	99.0%	99.5%	-0.5%
<b>Southeast</b>	99.6%	99.4%	0.1%
<b>West/Raleigh Hills</b>	99.5%	99.3%	0.2%
<b>ABSORPTION RATE</b>			
<b>NW Washington Co/Sauvie Island</b>	18.9%	24.6%	-23.3%
<b>North</b>	18.0%	25.8%	-30.1%
<b>Northeast</b>	18.5%	17.4%	6.3%
<b>Southeast</b>	21.7%	18.9%	15.1%
<b>West/Raleigh Hills</b>	29.9%	29.8%	0.4%

**BY THE**  
*Numbers*  
*Portland Condos – EOY 2025*

**Condos by Zip Code**

<b>GREATER PORTLAND BY ZIP</b>	<b>2025</b>	<b>2024</b>	<b>% CHANGE</b>
<b>CLOSED SALES IN UNITS</b>			
97201	113	105	7.6%
97205	46	43	7.0%
97209	251	241	4.1%
97210	90	80	12.5%
97214	53	42	26.2%
97229	83	78	6.4%
97232	23	33	-30.3%
97239	82	94	-12.8%
<b>AVERAGE SALES PRICE</b>			
	(\$,000)	(\$,000)	
97201	391.9	391.9	0
97205	437.7	509.9	-14.2%
97209	457.6	469.6	-2.6%
97210	530.9	527.8	0.6%
97214	366.1	399.1	-8.3%
97229	351.7	346.4	1.5%
97232	328.8	329.7	-0.3%
97239	569.7	505.2	12.8%
<b>AVERAGE DAYS ON MARKET</b>			
97201	122	84	45.2%
97205	125	83	50.6%
97209	110	91	20.9%
97210	87	68	27.9%
97214	74	52	42.3%
97229	75	41	82.9%
97232	101	55	83.6%
97239	102	76	34.2%
<b>SOLD VS. LIST PRICE</b>			
97201	95.4%	96.8%	-1.5%
97205	96.7%	93.1%	3.8%
97209	96.5%	96.6%	-0.1%
97210	97.8%	99.1%	-1.3%
97214	99.3%	99.6%	-0.4%
97229	97.6%	99.3%	-1.7%
97232	98.9%	98.9%	0
97239	96.7%	97.8%	-1.1%

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*Numbers*  
*Portland Condos – EOY 2025*

ABSORPTION RATE			
97201	11.4%	11.3%	1.1%
97205	14.2%	9.1%	54.5%
97209	13.6%	12.1%	12.3%
97210	20.2%	18.0%	12.5%
97229	36.8%	23.3%	57.8%
97214	18.6%	23.2%	-19.5%
97232	21.3%	25.0%	-14.8%
97239	16.2%	20.0%	-19.0%