

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%

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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%