

BY THE
Numbers
Neighborhood Snapshot - EOY 2025

NEIGHBORHOOD SNAPSHOT	2025	2024	% CHANGE
CLOSED SALES IN UNITS			
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%
AVERAGE CLOSED PRICE			
	(\$,000)	(\$,000)	
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%

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AVERAGE DAYS ON MARKET			
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%
SOLD VS. LIST PRICE			
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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NEIGHBORHOOD SNAPSHOT	2025	2024	% CHANGE
ABSORPTION RATE			
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%