

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%

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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%

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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%

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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%