



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

JANUARY 2026

BY THE Numbers

Neighborhood Snapshot – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	483.2	518.6	-6.8%
NW Washington Co	680.3	708.6	-4.0%
Portland North	486.2	511.2	-4.9%
Portland Northeast	511.8	546.4	-6.3%
Portland Southeast	466.5	514.1	-9.3%
Portland West	633.7	726.5	-12.8%
Beaverton/Aloha	537.2	522.4	2.8%
Hillsboro/Forest Grove	515.1	579.3	-11.1%
Tigard/Tualatin/Sherwood/Wilsonville	623.0	657.9	-5.3%
Lake Oswego/West Linn	1,118.7	1,002.8	11.6%
Milwaukie /Happy Valley/Clackamas/Damascus	568.5	625.3	-9.1%
Clatsop County	599.1	406.8	47.3%
Tillamook County	578.1	485.5	19.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	370	305	21.3%
NW Washington Co	265	241	10.0%
Portland North	224	249	-10.0%
Portland Northeast	374	375	-0.3%
Portland Southeast	542	516	5.0%
Portland West	805	824	-2.3%
Beaverton/Aloha	375	348	7.8%
Hillsboro/Forest Grove	439	392	12.0%
Tigard/Tualatin/Sherwood/Wilsonville	425	452	-6.0%
Lake Oswego/West Linn	326	257	26.8%
Milwaukie /Happy Valley/Clackamas/Damascus	490	448	9.4%
Clatsop County	246	270	-8.9%
Tillamook County	364	381	-4.5%

BY THE Numbers

Neighborhood Snapshot – January 2026

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	555.8	603.0	-7.8%
NW Washington Co	749.3	784.8	-4.5%
Portland North	567.4	579.3	-2.1%
Portland Northeast	680.6	568.7	19.7%
Portland Southeast	614.8	613.7	0.2%
Portland West	773.3	812.6	-4.8%
Beaverton/Aloha	548.3	657.7	-16.6%
Hillsboro/Forest Grove	593.2	662.1	-10.4%
Tigard/Tualatin/Sherwood/Wilsonville	695.8	770.4	-9.7%
Lake Oswego/West Linn	1,407.1	1,644.0	-14.4%
Milwaukie /Happy Valley/Clackamas/Damascus	695.6	745.1	-6.6%
Clatsop County	736.1	649.3	13.4%
Tillamook County	471.8	482.8	-2.3%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	53	89	-40.4%
NW Washington Co	88	69	27.5%
Portland North	80	79	1.3%
Portland Northeast	70	66	6.1%
Portland Southeast	64	66	-3.0%
Portland West	88	82	7.3%
Beaverton/Aloha	71	73	-2.7%
Hillsboro/Forest Grove	97	82	18.3%
Tigard/Tualatin/Sherwood/Wilsonville	73	80	-8.8%
Lake Oswego/West Linn	112	65	72.3%
Milwaukie /Happy Valley/Clackamas/Damascus	78	70	11.4%
Clatsop County	118	147	-19.7%
Tillamook County	119	112	6.3%

BY THE Numbers

Neighborhood Snapshot – January 2026

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.7%	99.7%	-1.0%
NW Washington Co	97.1%	99.1%	-2.0%
Portland North	98.9%	99.0%	-0.1%
Portland Northeast	97.8%	97.7%	0.1%
Portland Southeast	98.7%	99.9%	-1.2%
Portland West	96.9%	97.2%	-0.2%
Beaverton/Aloha	98.7%	99.2%	-0.5%
Hillsboro/Forest Grove	98.7%	98.4%	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	98.1%	100.5%	-2.4%
Lake Oswego/West Linn	96.0%	97.5%	-1.5%
Milwaukie /Happy Valley/Clackamas/Damascus	99.0%	98.0%	1.1%
Clatsop County	95.5%	92.9%	2.7%
Tillamook County	96.1%	94.0%	2.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.3	3.2	3.1%
NW Washington Co	5.0	3.0	66.7%
Portland North	4.4	3.5	25.7%
Portland Northeast	3.9	3.2	21.9%
Portland Southeast	3.9	3.2	21.9%
Portland West	7.8	6.1	27.9%
Beaverton/Aloha	4.4	3.1	41.9%
Hillsboro/Forest Grove	3.3	3.6	-8.3%
Tigard/Tualatin/Sherwood/Wilsonville	3.5	3.5	0
Lake Oswego/West Linn	6.0	4.2	42.9%
Milwaukie /Happy Valley/Clackamas/Damascus	4.6	4.5	2.2%
Clatsop County	9.5	9.0	5.6%
Tillamook County	15.2	13.6	11.8%

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Neighborhood Snapshot – January 2026

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	30.00%	31.15%	-3.7%
NW Washington Co	20.00%	33.20%	-39.8%
Portland North	22.77%	28.51%	-20.1%
Portland Northeast	25.67%	31.73%	-19.1%
Portland Southeast	25.83%	31.01%	-16.7%
Portland West	12.80%	16.50%	-22.4%
Beaverton/Aloha	22.93%	32.47%	-29.4%
Hillsboro/Forest Grove	30.75%	27.55%	11.6%
Tigard/Tualatin/Sherwood/Wilsonville	28.71%	28.32%	1.4%
Lake Oswego/West Linn	16.56%	23.74%	-30.2%
Milwaukie /Happy Valley/Clackamas/Damascus	21.84%	22.10%	-1.2%
Clatsop County	10.57%	11.11%	-4.9%
Tillamook County	6.59%	7.35%	-10.3%

BY THE
Numbers
Clackamas County – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97015	48	46	4.3%
97034	108	95	13.7%
97035	106	88	20.5%
97045	137	123	11.4%
97068	115	84	36.9%
97086	130	130	0
97219	115	117	-1.7%
97222	61	52	17.3%
97267	67	57	17.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	572.8	488.3	17.3%
97034	2,046.6	2,296.0	-10.9%
97035	942	1,086.6	-13.3%
97045	810.7	827.4	-2.0%
97068	1,142.1	1,360.3	-16.0%
97086	802.7	963.8	-16.7%
97219	779.4	917.7	-15.1%
97222	530.8	606.9	-12.5%
97267	632.3	605.7	4.4%
AVERAGE DAYS ON MKT			
97015	64	58	10.3%
97034	125	82	52.4%
97035	95	51	86.3%
97045	49	60	-18.3%
97068	124	69	79.7%
97086	101	73	38.4%
97219	97	61	59.0%
97222	52	36	44.4%
97267	71	81	-12.3%
SOLD VS. LIST PRICE			
97015	98.1%	99.2%	-1.1%
97034	94.7%	97.7%	-3.1%
97035	95.7%	98.5%	-2.8%
97045	99.4%	98.8%	0.5%
97068	97.5%	96.0%	1.6%
97086	97.9%	97.2%	0.6%
97219	95.9%	97.8%	-2.0%
97222	100.3%	98.6%	1.7%
97267	99.8%	97.6%	2.3%

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Clackamas County – January 2026

MONTHS OF IVENTORY			
97015	4.4	4.6	-4.3%
97034	9.0	4.5	100.0%
97035	4.8	3.4	41.2%
97045	8.6	3.1	177.4%
97068	5.8	4.9	18.4%
97086	4.3	4.5	-4.4%
97219	5.2	3.1	67.7%
97222	3.4	3.5	-2.9%
97267	3.5	2.5	40.0%
ABSORPTION RATE			
97015	22.9%	21.7%	5.4%
97034	11.1%	22.1%	-49.8%
97035	20.7%	29.5%	-29.8%
97045	11.6%	32.5%	-64.1%
97068	17.3%	20.2%	-14.1%
97086	23.0%	22.3%	3.5%
97219	19.1%	32.4%	-41.1%
97222	29.5%	28.8%	2.3%
97267	28.3%	40.3%	-29.7%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97015	11	10	10.00%
97034	12	21	-42.90%
97035	22	26	-15.40%
97045	16	40	-60.00%
97068	20	17	17.60%
97086	30	29	3.40%
97219	22	38	-42.10%
97222	18	15	20.00%
97267	19	23	-17.40%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	420.3	595.2	-29.40%
97034	1,463.0	1,414.3	3.40%
97035	971.4	691.4	40.50%
97045	546.1	654.7	-16.60%
97068	1,074.3	884.3	21.50%
97086	684.6	764.5	-10.50%
97219	669.2	570.9	17.20%
97222	495.2	568.7	-12.90%
97267	442.4	510.5	-13.30%

BY THE
Numbers
North Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97203	86	86	0
97217	123	146	-15.8%
97227	10	16	-37.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	526.8	521.9	0.9%
97217	593	608.4	-2.5%
97227	721.2	617.9	16.7%
AVERAGE DAYS ON MKT			
97203	71	84	-15.5%
97217	84	71	18.3%
97227	244	107	128.0%
SOLD VS. LIST PRICE			
97203	99.0%	99.2%	-0.2%
97217	99.1%	99.2%	-0.1%
97227	96.5%	98.0%	-1.5%
MONTHS OF INVENTORY			
97203	3.3	3.2	3.1%
97217	5.3	3.8	39.5%
97227	10	2.7	270.4%
ABSORPTION RATE			
97203	30.2%	31.4%	-3.7%
97217	18.7%	26.0%	-28.2%
97227	10.0%	37.5%	-73.3%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97203	26	27	-3.7%
97217	23	38	-39.5%
97227	1	6	-83.3%
AVERAGE SALES PRICE			
97203	486.8	443.9	9.7%
97217	492.9	514.5	-4.2%
97227	420.0	793.9	-47.1%

BY THE Numbers

Northeast Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97211	70	76	-7.9%
97212	31	39	-20.5%
97213	64	55	16.4%
97218	37	33	12.1%
97232	16	23	-30.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,184.2	554.3	113.6%
97212	950.4	847.0	12.2%
97213	704.2	697.3	1.0%
97218	750.1	541.6	38.5%
97232	497.9	779.7	-36.1%
AVERAGE DAYS ON MKT			
97211	94	51	84.3%
97212	54	61	-11.5%
97213	48	59	-18.6%
97218	38	108	-64.8%
97232	121	87	39.1%
SOLD VS. LIST PRICE			
97211	98.7%	100.0%	-1.3%
97212	98.8%	92.4%	6.9%
97213	98.8%	96.8%	2.1%
97218	99.4%	98.1%	1.3%
97232	87.9%	99.1%	-11.2%
MONTHS OF INVENTORY			
97211	3.5	3.6	-2.8%
97212	5.2	3	73.3%
97213	4.9	2.2	122.7%
97218	4.6	2.8	64.3%
97232	2	2.6	-23.1%
ABSORPTION RATE			
97211	28.5%	27.6%	3.4%
97212	19.3%	33.3%	-41.9%
97213	20.3%	45.4%	-55.3%
97218	21.6%	36.3%	-40.5%
97232	50.0%	39.1%	27.8%

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Northeast Portland – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97211	20	21	-4.8%
97212	6	13	-53.8%
97213	13	25	-48.0%
97218	8	12	-33.3%
97232	8	9	-11.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	537.0	515.0	4.3%
97212	828.7	618.8	33.9%
97213	526.8	657.6	-19.9%
97218	437.7	382.4	14.5%
97232	579.1	857.2	-32.4%

BY THE Numbers

Northwest Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97209	167	157	6.4%
97210	70	77	-9.1%
97229	232	222	4.5%
97231	39	41	-4.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97209	534.6	537.9	-0.6%
97210	877.6	809.1	8.5%
97229	830.8	821.1	1.2%
97231	638.0	886.9	-28.1%
AVERAGE DAYS ON MKT			
97209	86	149	-42.3%
97210	121	74	63.5%
97229	99	66	50.0%
97231	36	98	-63.3%
SOLD VS. LIST PRICE			
97209	97.6%	97.5%	0.2%
97210	96.4%	95.1%	1.3%
97229	96.4%	99.1%	-2.8%
97231	100.0%	98.7%	1.2%
MONTHS OF INVENTORY			
97209	10.4	9.8	6.1%
97210	8.8	8.6	2.3%
97229	6.4	3.7	73.0%
97231	39	5.1	664.7%
ABSORPTION RATE			
97209	9.5%	10.1%	-6.0%
97210	11.4%	11.6%	-2.2%
97229	15.5%	27.0%	-42.6%
97231	2.5%	19.5%	-86.9%

BY THE
Numbers

Northwest Portland – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97209	16	16	0
97210	8	9	-11.1%
97229	36	60	-40.0%
97231	1	8	-87.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	442.8	405.2	9.3%
97210	761.8	736.4	3.4%
97229	796.2	769.2	3.5%
97231	399.0	569.5	-29.9%

BY THE
Numbers
Southeast Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97202	442.8	405.2	9.3%
97206	761.8	736.4	3.4%
97214	796.2	769.2	3.5%
97215	399.0	569.5	-29.9%
97216	442.8	405.2	9.3%
AVERAGE LIST PRICE			
97202	741.8	757.7	-2.1%
97206	488.3	566.2	-13.8%
97214	886.7	766.2	15.7%
97215	1,115.7	1,065.4	4.7%
97216	411.2	433.4	-5.1%
AVERAGE DAYS ON MKT			
97202	83	94	-11.7%
97206	55	66	-16.7%
97214	31	59	-47.5%
97215	85	61	39.3%
97216	77	67	14.9%
SOLD VS. LIST PRICE			
97202	99.5%	100.6%	-1.0%
97206	99.0%	100.3%	-1.3%
97214	97.0%	100.4%	-3.4%
97215	96.6%	99.3%	-2.7%
97216	93.1%	101.6%	-8.3%
MONTHS OF INVENTORY			
97202	4.1	3.5	17.1%
97206	2.4	2.8	-14.3%
97214	6.7	6.6	1.5%
97215	4.5	1.4	221.4%
97216	6.0	3.	100.0%
ABSORPTION RATE			
97202	24.1%	28.7%	-16.0%
97206	41.9%	36.1%	15.9%
97214	14.8%	15.2%	-2.4%
97215	22.2%	70.3%	-68.4%
97216	16.6%	33.3%	-50.0%

BY THE
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Southeast Portland – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97202	21	23	-8.7%
97206	47	38	23.7%
97214	7	9	-22.2%
97215	6	19	-68.4%
97216	6	14	-57.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	579.8	782.7	-25.9%
97206	504.4	472.4	6.8%
97214	803.2	608.4	32.0%
97215	476.9	646.3	-26.2%
97216	303.3	363.4	-16.5%

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Southwest Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97201	114	124	-8.1%
97205	31	44	-29.5%
97219	115	117	-1.7%
97221	39	50	-22.0%
97225	41	57	-28.1%
97239	114	97	17.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	762.3	778.9	-2.1%
97205	725.2	978.7	-25.9%
97219	779.4	917.7	-15.1%
97221	1,599.4	1,385.8	15.4%
97225	684	801.6	-14.7%
97239	753	730.7	3.1%
AVERAGE DAYS ON MKT			
97201	66	91	-27.5%
97205	123	125	-1.6%
97219	97	61	59.0%
97221	51	84	-39.3%
97225	81	39	107.7%
97239	75	103	-27.2%
SOLD VS. LIST PRICE			
97201	94.6%	96.2%	-1.7%
97205	97.7%	97.9%	-0.2%
97219	95.9%	97.8%	-2.0%
97221	99.1%	97.2%	2.0%
97225	99.3%	97.6%	1.7%
97239	96.0%	95.5%	0.5%
MONTHS OF INVENTORY			
97201	22.8	12.4	83.9%
97205	3.9	14.7	-73.5%
97219	5.2	3.1	67.7%
97221	4.9	4.2	16.7%
97225	2.6	3.0	-13.3%
97239	12.7	7.5	69.3%
ABSORPTION RATE			
97201	4.3%	8.0%	-45.5%
97205	25.8%	6.8%	278.4%
97219	19.1%	32.4%	-41.1%
97221	20.5%	24.0%	-14.5%
97225	39.0%	33.3%	17.1%
97239	7.8%	13.4%	-41.1%

BY THE Numbers

Southwest Portland – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97201	5	10	-50.0%
97205	8	3	166.7%
97219	22	38	-42.1%
97221	8	12	-33.3%
97225	16	19	-15.8%
97239	9	13	-30.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	273.0	1,071.3	-74.5%
97205	440.1	1,713.3	-74.3%
97219	669.2	570.9	17.2%
97221	679.8	1,019.5	-33.3%
97225	749.9	799.6	-6.2%
97239	799.8	747.0	7.1%

BY THE Numbers

Beaverton/Hillsboro- January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97005	22	36	-38.9%
97006	102	78	30.8%
97007	171	159	7.5%
97008	41	26	57.7%
97123	171	154	11.0%
97124	77	74	4.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	482.8	470.6	2.6%
97006	356.1	428.3	-16.9%
97007	690.6	811.1	-14.9%
97008	498.3	585.8	-14.9%
97123	649.5	678.9	-4.3%
97124	685.0	840.7	-18.5%
AVERAGE DAYS ON MKT			
97005	27	64	-57.8%
97006	58	63	-7.9%
97007	85	92	-7.6%
97008	69	60	15.0%
97123	98	91	7.7%
97124	97	81	19.8%
SOLD VS. LIST PRICE			
97005	93.4%	98.9%	-5.6%
97006	98.2%	99.5%	-1.4%
97007	98.7%	99.8%	-1.0%
97008	99.2%	100.6%	-1.4%
97123	99.1%	98.5%	0.6%
97124	95.9%	98.3%	-2.4%
MONTHS OF INVENTORY			
97005	3.1	2.4	29.2%
97006	6.8	4.9	38.8%
97007	4.9	3.9	25.6%
97008	5.9	3.3	78.8%
97123	2.6	3.3	-21.2%
97124	3.5	2.6	34.6%

BY THE Numbers

Beaverton/Hillsboro- January 2026

ABSORPTION RATE			
97005	31.8%	41.6%	-23.6%
97006	14.7%	20.5%	-28.3%
97007	20.4%	25.7%	-20.6%
97008	17.0%	30.7%	-44.5%
97123	38.0%	29.8%	27.3%
97124	28.5%	39.1%	-27.1%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97005	7	15	-53.3%
97006	15	16	-6.3%
97007	35	41	-14.6%
97008	7	8	-12.5%
97123	65	46	41.3%
97124	22	29	-24.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	696.4	473.9	47.0%
97006	405.2	415.7	-2.5%
97007	631.2	566.0	11.5%
97008	492.2	597.1	-17.6%
97123	509.5	579.3	-12.0%
97124	549.6	565.4	-2.8%

BY THE Numbers

Tigard/Tualatin Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97062	52	52	0
97140	96	94	2.1%
97223	79	72	9.7%
97224	147	194	-24.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	635.1	692.6	-8.3%
97140	894.4	1,048.4	-14.7%
97223	691.4	746.8	-7.4%
97224	547.6	651.3	-15.9%
AVERAGE DAYS ON MKT			
97062	72	71	1.4%
97140	105	89	18.0%
97223	68	61	11.5%
97224	65	91	-28.6%
SOLD VS. LIST PRICE			
97062	95.8%	98.5%	-2.7%
97140	98.9%	98.3%	0.6%
97223	97.7%	97.5%	0.2%
97224	99.1%	107.4%	-7.7%
MONTHS OF INVENTORY			
97062	1.9	2	-5.0%
97140	4.2	4.7	-10.6%
97223	4.6	3.1	48.4%
97224	4	5	-20.0%
ABSORPTION RATE			
97062	51.9%	50.0%	3.8%
97140	23.9%	21.2%	12.6%
97223	21.5%	31.9%	-32.6%
97224	25.1%	20.1%	25.2%

BY THE
Numbers

Tigard/Tualatin Portland – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97062	27	26	3.8%
97140	23	20	15.0%
97223	17	23	-26.1%
97224	37	39	-5.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	706.0	630.5	12.0%
97140	577.2	772.1	-25.2%
97223	616.1	652.2	-5.5%
97224	575.6	593.6	-3.0%

BY THE
Numbers
Coast – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% 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 – January 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
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%
AVERAGE SALES PRICE	(\$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%

BY THE
Numbers
Portland Condos – January 2026

Condos by Area

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	30	23	30.4%
North	77	94	-18.1%
Northeast	104	108	-3.7%
Southeast	85	99	-14.1%
West	386	383	0.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	312.3	315.4	-1.0%
North	359.9	349.5	3.0%
Northeast	303.2	293.7	3.2%
Southeast	340.8	333.2	2.3%
West	490.1	554.0	-11.5%
AVERAGE DAYS ON MKT			
NW Washington Co	160	71	125.4%
North	138	134	3.0%
Northeast	76	100	-24.0%
Southeast	88	109	-19.3%
West	76	120	-36.7%
SOLD VS. LIST PRICE			
NW Washington Co	96.6%	98.6%	-2.1%
North	97.9%	99.4%	-1.5%
Northeast	98.4%	98.9%	-0.5%
Southeast	99.0%	100.7%	-1.7%
West	97.5%	97.1%	0.3%
MONTHS OF INVENTORY			
NW Washington Co	10	3.8	163.2%
North	9.6	6.7	43.3%
Northeast	6.5	7.2	-9.7%
Southeast	6.5	4.7	38.3%
West	9.9	9.6	3.1%
ABSORPTION RATE			
NW Washington Co	10.0%	26.0%	-61.7%
North	10.3%	14.8%	-30.2%
Northeast	15.3%	13.8%	10.7%
Southeast	15.2%	21.2%	-27.9%
West	10.1%	10.4%	-3.3%

BY THE
Numbers
Portland Condos – January 2026

Condos by Zip Code

YEAR TO DATE	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97201	76	76	0
97205	23	37	-37.8%
97209	163	155	5.2%
97210	37	37	0
97214	11	14	-21.4%
97229	38	32	18.8%
97232	12	13	-7.7%
97239	43	38	13.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	422.6	512.7	-17.6%
97205	516.0	978.7	-47.3%
97209	526.0	536.5	-2.0%
97210	564.2	544.9	3.5%
97214	398.4	359.4	10.9%
97229	329.2	363.2	-9.4%
97232	337.2	294.1	14.7%
97239	539.2	514.8	4.7%
AVERAGE DAYS ON MKT			
97201	66	98	-32.7%
97205	128	132	-3.0%
97209	86	149	-42.3%
97210	49	71	-31.0%
97214	75	131	-42.7%
97229	100	87	14.9%
97232	118	216	-45.4%
97239	37	145	-74.5%
SOLD VS. LIST PRICE			
97201	94.6%	97.5%	-3.0%
97205	97.0%	99.4%	-2.4%
97209	97.6%	97.5%	0.2%
97210	97.7%	97.9%	-0.2%
97214	100.2%	101.6%	-1.4%
97229	98.5%	99.0%	-0.6%
97232	98.8%	97.3%	1.6%
97239	97.1%	93.1%	4.3%

BY THE
Numbers
Portland Condos – January 2026

MONTHS OF INVENTORY			
97201	15.2	15.2	0
97205	3.8	18.5	-79.5%
97209	10.2	9.7	5.2%
97210	12.3	7.4	66.2%
97229	11.0	4.7	134.0%
97214	6.3	4.6	37.0%
97232	6.0	6.5	-7.70%
97239	21.5	7.6	182.9%
ABSORPTION RATE			
97201	6.5%	6.5%	0
97205	26.0%	5.4%	382.3%
97209	9.8%	10.3%	-4.8%
97210	8.1%	13.5%	-40.0 %
97229	9.0%	21.4%	-57.6%
97214	15.7%	21.8%	-27.8%
97232	16.6%	15.3%	8.4%
97239	4.6%	13.1%	-64.7%