

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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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%