

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%

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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%

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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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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%