



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

FEBRUARY 2026

BY THE Numbers

Neighborhood Snapshot – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	500.3	485.7	3.0%
NW Washington Co	689.8	681.0	1.3%
Portland North	493.6	559.9	-11.8%
Portland Northeast	552.8	529.8	4.3%
Portland Southeast	493.2	530.0	-6.9%
Portland West	748.7	746.8	0.3%
Beaverton/Aloha	546.0	550.6	-0.8%
Hillsboro/Forest Grove	542.4	541.5	0.2%
Tigard/Tualatin/Sherwood/Wilsonville	631.4	652.2	-3.2%
Lake Oswego/West Linn	963.6	1,325.8	-27.3%
Milwaukie /Happy Valley/Clackamas/Damascus	566.9	545.8	3.9%
Clatsop County	556.9	605.0	-8.0%
Tillamook County	463.2	393.6	17.7%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	377	310	21.6%
NW Washington Co	289	246	17.5%
Portland North	243	221	10.0%
Portland Northeast	374	357	4.8%
Portland Southeast	577	539	7.1%
Portland West	868	923	-6.0%
Beaverton/Aloha	403	325	24.0%
Hillsboro/Forest Grove	450	434	3.7%
Tigard/Tualatin/Sherwood/Wilsonville	458	468	-2.1%
Lake Oswego/West Linn	348	266	30.8%
Milwaukie /Happy Valley/Clackamas/Damascus	500	459	8.9%
Clatsop County	269	278	-3.2%
Tillamook County	376	360	4.4%

BY THE Numbers

Neighborhood Snapshot – February 2026

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	560.4	591.7	-5.3%
NW Washington Co	743.7	790.3	-5.9%
Portland North	557.3	588.8	-5.3%
Portland Northeast	725.2	600.8	20.7%
Portland Southeast	605.4	610.4	-0.8%
Portland West	784.6	823.2	-4.7%
Beaverton/Aloha	562.9	681.2	-17.4%
Hillsboro/Forest Grove	593.9	649.0	-8.5%
Tigard/Tualatin/Sherwood/Wilsonville	697.0	787.0	-11.4%
Lake Oswego/West Linn	1,521.1	1,569.5	-3.1%
Milwaukie /Happy Valley/Clackamas/Damascus	724.2	758.3	-4.5%
Clatsop County	702.0	638.0	10.0%
Tillamook County	501.2	507.5	-1.2%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	80	72	11.1%
NW Washington Co	95	72	31.9%
Portland North	69	56	23.2%
Portland Northeast	59	51	15.7%
Portland Southeast	58	56	3.6%
Portland West	109	91	19.8%
Beaverton/Aloha	69	74	-6.8%
Hillsboro/Forest Grove	87	68	27.9%
Tigard/Tualatin/Sherwood/Wilsonville	70	78	-10.3%
Lake Oswego/West Linn	88	78	12.8%
Milwaukie /Happy Valley/Clackamas/Damascus	105	66	59.1%
Clatsop County	114	84	35.7%
Tillamook County	110	99	11.1%

BY THE Numbers

Neighborhood Snapshot – February 2026

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.3%	99.2%	-0.9%
NW Washington Co	99.4%	98.3%	1.1%
Portland North	99.7%	100.3%	-0.6%
Portland Northeast	100.3%	100.0%	0.3%
Portland Southeast	100.3%	100.7%	-0.4%
Portland West	97.9%	97.8%	0.1%
Beaverton/Aloha	99.2%	99.6%	-0.4%
Hillsboro/Forest Grove	98.6%	99.0%	-0.4%
Tigard/Tualatin/Sherwood/Wilsonville	98.7%	100.4%	-1.8%
Lake Oswego/West Linn	96.6%	96.7%	0.0%
Milwaukie /Happy Valley/Clackamas/Damascus	99.0%	98.6%	0.4%
Clatsop County	96.3%	97.7%	-1.4%
Tillamook County	96.2%	94.9%	1.4%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.8	3.3	15.2%
NW Washington Co	4.6	2.7	70.4%
Portland North	3.5	3.4	2.9%
Portland Northeast	2.4	2.7	-11.1%
Portland Southeast	3.5	2.9	20.7%
Portland West	5.6	5.6	0
Beaverton/Aloha	3.7	2.6	42.3%
Hillsboro/Forest Grove	3.6	3.5	2.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.5	3.2	9.4%
Lake Oswego/West Linn	4.5	4.3	4.7%
Milwaukie /Happy Valley/Clackamas/Damascus	3.6	3.5	2.9%
Clatsop County	6.1	8.2	-25.6%
Tillamook County	8.7	10.3	-15.5%

BY THE Numbers

Neighborhood Snapshot – February 2026

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	25.9%	30.6%	-15.2%
NW Washington Co	21.8%	36.9%	-41.1%
Portland North	28.4%	29.4%	-3.4%
Portland Northeast	41.9%	37.2%	12.7%
Portland Southeast	28.4%	34.5%	-17.6%
Portland West	17.9%	17.7%	1.1%
Beaverton/Aloha	27.0%	38.7%	-30.2%
Hillsboro/Forest Grove	27.7%	28.5%	-2.8%
Tigard/Tualatin/Sherwood/Wilsonville	28.7%	31.2%	-8.0%
Lake Oswego/West Linn	22.1%	23.3%	-5.1%
Milwaukie /Happy Valley/Clackamas/Damascus	27.6%	28.3%	-2.5%
Clatsop County	16.3%	12.2%	33.8%
Tillamook County	11.4%	9.7%	17.7%

BY THE
Numbers
Clackamas County – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97015	59	48	22.9%
97034	131	98	33.7%
97035	114	86	32.6%
97045	136	134	1.5%
97068	107	91	17.6%
97086	130	130	0
97219	151	127	18.9%
97222	73	49	49.0%
97267	73	59	23.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97015	583.7	487.7	19.7%
97034	2,181.0	2,155.8	1.2%
97035	1,023.8	1,044.5	-2.0%
97045	829.0	834.8	-0.7%
97068	1,133.7	1,365.8	-17.0%
97086	839.9	965.3	-13.0%
97219	861.0	900.5	-4.4%
97222	522.7	623.8	-16.2%
97267	827.4	671.5	23.2%
AVERAGE DAYS ON MKT			
97015	155	61	154.1%
97034	90	89	1.1%
97035	89	71	25.4%
97045	65	81	-19.8%
97068	90	74	21.6%
97086	118	52	126.9%
97219	82	63	30.2%
97222	42	67	-37.3%
97267	57	45	26.7%
SOLD VS. LIST PRICE			
97015	97.6%	98.5%	-0.9%
97034	94.5%	95.8%	-1.4%
97035	97.8%	96.0%	1.9%
97045	98.0%	99.5%	-1.5%
97068	98.6%	98.2%	0.4%
97086	98.0%	98.5%	-0.6%
97219	99.1%	96.2%	3.1%
97222	102.0%	100.3%	1.7%
97267	99.1%	99.0%	0.10%

BY THE
Numbers
Clackamas County – February 2026

MONTHS OF IVENTORY			
97015	7.4	3.4	117.6%
97034	5.5	5.4	1.9%
97035	4.1	3.7	10.8%
97045	3.4	3.4	0
97068	4.1	4.1	0
97086	2.9	3.7	-21.6%
97219	3.3	2.8	17.9%
97222	3.3	1.7	94.1%
97267	3.7	4.2	-11.9%
ABSORPTION RATE			
97015	13.5%	29.1%	-53.5%
97034	18.3%	18.3%	-0.3%
97035	24.5%	26.7%	-8.2%
97045	29.4%	29.1%	1.1%
97068	24.3%	24.1%	0.5%
97086	34.6%	26.9%	28.6%
97219	30.4%	35.4%	-14.0%
97222	30.1%	59.1%	-49.1%
97267	27.4%	23.7%	15.5%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97015	19	24	-20.8%
97034	36	39	-7.7%
97035	50	49	2.0%
97045	57	79	-27.8%
97068	46	39	17.9%
97086	75	64	17.2%
97219	68	83	-18.1%
97222	42	44	-4.5%
97267	39	37	5.4%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	413.3	537	-23.0%
97034	1,324.1	1,664.4	-20.4%
97035	879.4	769.2	14.3%
97045	600.5	637.7	-5.8%
97068	960.0	1,092.7	-12.1%
97086	690.5	712.3	-3.1%
97219	772.4	711.7	8.5%
97222	466.6	512.3	-8.9%
97267	494.8	499.3	-0.9%

BY THE
Numbers
North Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97203	79	62	27.4%
97217	147	141	4.3%
97227	12	14	-14.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	518	519.7	-0.3%
97217	584.5	628.0	-6.9%
97227	578.1	581.7	-0.6%
AVERAGE DAYS ON MKT			
97203	69	51	35.3%
97217	69	63	9.5%
97227	73	31	135.5%
SOLD VS. LIST PRICE			
97203	100.3%	99.0%	1.4%
97217	98.9%	101.0%	-2.1%
97227	99.3%	100.4%	-1.1%
MONTHS OF INVENTORY			
97203	2.2	2.7	-18.50%
97217	5.7	3.8	50.0%
97227	1.7	2.8	-39.3%
ABSORPTION RATE			
97203	45.5%	37.1%	22.8%
97217	17.6%	26.2%	-32.6%
97227	58.3%	35.7%	63.3%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97203	62	50	24.0%
97217	49	75	-34.7%
97227	8	11	-27.3%
AVERAGE SALES PRICE			
97203	484.7	485.9	-0.2%
97217	493.7	538.6	-8.3%
97227	532.5	727.4	-26.8%

BY THE Numbers

Northeast Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97211	63	89	-29.2%
97212	39	40	-2.5%
97213	66	54	22.2%
97218	36	30	20.0%
97232	17	20	-15.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,283.7	577.5	122.3%
97212	909.7	925.5	-1.7%
97213	794.8	791.5	0.4%
97218	728.5	485.5	50.1%
97232	569.3	783.2	-27.3%
AVERAGE DAYS ON MKT			
97211	61	55	10.9%
97212	57	57	0
97213	75	56	33.9%
97218	38	54	-29.6%
97232	67	27	148.1%
SOLD VS. LIST PRICE			
97211	99.8%	100.7%	-0.9%
97212	102.0%	99.7%	2.3%
97213	100.0%	99.8%	0.2%
97218	100.8%	100.1%	0.7%
97232	101.2%	101.1%	0.1%
MONTHS OF INVENTORY			
97211	2.0	2.9	-31.0%
97212	2.4	1.8	33.3%
97213	2.5	3.4	-26.5%
97218	3.0	2.7	11.1%
97232	2.8	2.5	12.0%
ABSORPTION RATE			
97211	50.7%	34.8%	45.8%
97212	41.0%	55.0%	-25.4%
97213	39.3%	29.6%	32.9%
97218	33.3%	36.6%	-9.1%
97232	35.2%	40.0%	-11.8%

BY THE
Numbers

Northeast Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97211	52	52	0
97212	22	35	-37.1%
97213	39	41	-4.9%
97218	20	23	-13.0%
97232	14	17	-17.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	601.4	522.5	15.1%
97212	900.9	659.9	36.5%
97213	509.0	602.7	-15.5%
97218	461.3	446.6	3.3%
97232	605.6	812	-25.4%

BY THE Numbers

Northwest Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 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 – February 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 – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97202	80	85	-5.9%
97206	127	113	12.4%
97214	56	57	-1.8%
97215	23	26	-11.5%
97216	42	35	20.0%
AVERAGE LIST PRICE			
97202	707.2	742.4	-4.7%
97206	525.9	608.9	-13.6%
97214	964.0	805.1	19.7%
97215	1,277.2	1,091.5	17.0%
97216	472.3	396.0	19.3%
AVERAGE DAYS ON MKT			
97202	39	54	-27.8%
97206	56	55	1.8%
97214	44	54	-18.5%
97215	69	39	76.9%
97216	67	123	-45.5%
SOLD VS. LIST PRICE			
97202	101.9%	98.2%	3.8%
97206	100.4%	101.5%	-1.2%
97214	101.2%	102.2%	-0.9%
97215	98.6%	102.4%	-3.7%
97216	98.8%	97.0%	1.9%
MONTHS OF INVENTORY			
97202	3.2	2.8	14.3%
97206	2.9	1.9	52.6%
97214	3.7	2.9	27.6%
97215	1.2	1.4	-14.3%
97216	4.7	3.2	46.9%
ABSORPTION RATE			
97202	31.2%	35.2%	-11.4%
97206	34.6%	51.3%	-32.5%
97214	26.7%	35.0%	-23.7%
97215	82.6%	73.0%	13.0%
97216	21.4%	31.4%	-31.8%

BY THE
Numbers

Southeast Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97202	48	53	-9.4%
97206	91	96	-5.2%
97214	22	29	-24.1%
97215	25	38	-34.2%
97216	15	25	-40.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	584.0	689.0	-15.2%
97206	510.0	486.4	4.9%
97214	731.0	678.9	7.7%
97215	588.1	670.2	-12.3%
97216	339.0	373.8	-9.3%

BY THE
Numbers
Southwest Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97201	123	136	-9.6%
97205	52	53	-1.9%
97219	151	127	18.9%
97221	34	57	-40.4%
97225	52	67	-22.4%
97239	110	101	8.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	817.8	775.4	5.5%
97205	654.5	952.1	-31.3%
97219	861.0	900.5	-4.4%
97221	1,595.5	1,405.5	13.5%
97225	825.8	774.4	6.6%
97239	735.8	769.5	-4.4%
AVERAGE DAYS ON MKT			
97201	143	169	-15.4%
97205	161	164	-1.8%
97219	82	63	30.2%
97221	45	128	-64.8%
97225	90	43	109.3%
97239	102	135	-24.4%
SOLD VS. LIST PRICE			
97201	97.7%	97.1%	0.6%
97205	96.3%	94.5%	1.9%
97219	99.1%	96.2%	3.1%
97221	97.8%	98.3%	-0.6%
97225	98.5%	100.3%	-1.8%
97239	97.1%	99.5%	-2.4%
MONTHS OF INVENTORY			
97201	7.7	6.8	13.2%
97205	10.4	7.6	36.8%
97219	3.3	2.8	17.9%
97221	6.8	3.6	88.9%
97225	3.7	3.9	-5.1%
97239	4.8	8.4	-42.9%
ABSORPTION RATE			
97201	13.0%	14.7%	-11.6%
97205	9.6%	13.2%	-27.2%
97219	30.4%	35.4%	-14.0%
97221	14.7%	28.0%	-47.6%
97225	26.9%	25.3%	6.1%
97239	20.9%	11.8%	76.0%

BY THE Numbers

Southwest Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97201	21	30	-30.0%
97205	13	10	30.0%
97219	68	83	-18.1%
97221	13	28	-53.6%
97225	30	36	-16.7%
97239	33	25	32.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	503.5	975.5	-48.4%
97205	510.2	836.8	-39.0%
97219	772.4	711.7	8.5%
97221	658.9	931.9	-29.3%
97225	795.4	830.2	-4.2%
97239	750.2	738.6	1.6%

BY THE Numbers

Beaverton/Hillsboro- February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97005	23	33	-30.3%
97006	112	74	51.4%
97007	176	150	17.3%
97008	50	23	117.4%
97123	173	170	1.8%
97124	68	89	-23.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	485.4	513.8	-5.5%
97006	367.1	406.6	-9.7%
97007	710.5	849.2	-16.3%
97008	484.8	584.7	-17.1%
97123	649.0	661.8	-1.9%
97124	661.9	776.3	-14.7%
AVERAGE DAYS ON MKT			
97005	66	15	340.0%
97006	41	54	-24.1%
97007	85	89	-4.5%
97008	56	59	-5.1%
97123	81	77	5.2%
97124	46	55	-16.4%
SOLD VS. LIST PRICE			
97005	99.4%	99.2%	0.2%
97006	99.3%	100.5%	-1.3%
97007	99.6%	99.5%	0.1%
97008	100.2%	100.7%	-0.5%
97123	97.5%	99.5%	-2.0%
97124	99.3%	99.5%	-0.2%
MONTHS OF INVENTORY			
97005	2.1	2.5	-16.0%
97006	4.7	5.3	-11.3%
97007	3.1	2.1	47.6%
97008	2.8	1.4	100.0%
97123	3.8	2.8	35.7%
97124	3.1	3.3	-6.1%

BY THE Numbers

Beaverton/Hillsboro- February 2026

ABSORPTION RATE			
97005	47.8%	39.3%	21.4%
97006	21.4%	18.9%	13.3%
97007	31.8%	48.0%	-33.7%
97008	36.0%	73.9%	-51.3%
97123	26.5%	35.8%	-25.9%
97124	32.3%	30.3%	6.6%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97005	18	28	-35.7%
97006	40	30	33.3%
97007	97	113	-14.2%
97008	25	25	0
97123	112	107	4.7%
97124	46	56	-17.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	560.6	458.2	22.3%
97006	457.5	393.1	16.4%
97007	623.0	619.8	0.5%
97008	577.3	560.2	3.1%
97123	553.4	553.8	-0.1%
97124	599.9	562.2	6.7%

BY THE Numbers

Tigard/Tualatin Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97062	67	47	42.6%
97140	86	109	-21.1%
97223	69	77	-10.4%
97224	153	195	-21.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97062	612.5	745.4	-17.8%
97140	886.6	989.4	-10.4%
97223	702.4	749	-6.2%
97224	531.7	660.5	-19.5%
AVERAGE DAYS ON MKT			
97062	92	64	43.8%
97140	38	76	-50.0%
97223	39	76	-48.7%
97224	92	80	15.0%
SOLD VS. LIST PRICE			
97062	99.4%	100.0%	-0.6%
97140	99.2%	99.4%	-0.1%
97223	99.6%	100.6%	-1.0%
97224	99.1%	101.7%	-2.6%
MONTHS OF INVENTORY			
97062	2.8	2.5	12.0%
97140	3.6	3.6	0
97223	2.0	2.6	-23.1%
97224	4.6	3.4	35.3%
ABSORPTION RATE			
97062	35.8%	40.4%	-11.4%
97140	27.9%	27.5%	1.4%
97223	50.7%	38.9%	30.2%
97224	21.5%	29.7%	-27.5%

BY THE
Numbers

Tigard/Tualatin Portland – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97062	51	45	13.3%
97140	48	50	-4.0%
97223	52	53	-1.9%
97224	72	97	-25.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	621.0	623.4	-0.4%
97140	653.2	685.4	-4.7%
97223	609.7	693.7	-12.1%
97224	592.0	627.5	-5.7%

BY THE
Numbers
Portland Condos – February 2026

Condos by Area

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	28	22	27.3%
North	86	86	0
Northeast	108	94	14.9%
Southeast	95	104	-8.7%
West	434	429	1.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	295.4	351.3	-15.9%
North	357.6	375.1	-4.7%
Northeast	311.2	304.6	2.2%
Southeast	338.1	334.9	1.0%
West	486.9	557.4	-12.6%
AVERAGE DAYS ON MKT			
NW Washington Co	66	50	32.0%
North	164	78	110.3%
Northeast	92	70	31.4%
Southeast	100	71	40.8%
West	159	121	31.4%
SOLD VS. LIST PRICE			
NW Washington Co	99.3%	97.8%	1.5%
North	95.9%	100.1%	-4.2%
Northeast	99.8%	100.5%	-0.6%
Southeast	98.5%	100.6%	-2.1%
West	96.5%	96.1%	0.4%
MONTHS OF INVENTORY			
NW Washington Co	7.0	3.7	89.2%
North	6.6	6.1	8.2%
Northeast	4.9	4.1	19.5%
Southeast	4.0	3.7	8.1%
West	9.9	8.1	22.2%
ABSORPTION RATE			
NW Washington Co	14.2%	27.2%	-47.6%
North	15.1%	16.2%	-7.1%
Northeast	20.3%	24.4%	-16.8%
Southeast	25.2%	26.9%	-6.2%
West	10.1%	12.3%	-17.9%

BY THE
Numbers
Portland Condos – February 2026

Condos by Zip Code

YEAR TO DATE	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97201	75	84	-10.7%
97205	46	43	7.0%
97209	174	178	-2.2%
97210	36	40	-10.0%
97214	11	12	-8.3%
97229	37	31	19.4%
97232	13	12	8.3%
97239	42	39	7.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	402.3	485.3	-17.1%
97205	587.8	895.3	-34.3%
97209	519.6	539.5	-3.7%
97210	505.6	622.2	-18.7%
97214	395.5	349.7	13.1%
97229	327.2	383.9	-14.8%
97232	335.1	311.3	7.7%
97239	569.3	577.9	-1.5%
AVERAGE DAYS ON MKT			
97201	161	211	-23.7%
97205	173	164	5.5%
97209	203	97	109.3%
97210	23	98	-76.5%
97214	58	71	-18.3%
97229	28	50	-44.0%
97232	92	73	26.0%
97239	114	55	107.3%
SOLD VS. LIST PRICE			
97201	95.9%	94.1%	1.8%
97205	95.2%	94.5%	0.8%
97209	96.2%	96.2%	-0.1%
97210	100.3%	97.3%	3.1%
97214	92.9%	97.6%	-4.8%
97229	98.9%	97.8%	1.1%
97232	98.0%	99.3%	-1.3%
97239	93.3%	100.1%	-6.8%

BY THE
Numbers
Portland Condos – February 2026

MONTHS OF INVENTORY			
97201	6.8	8.4	-19.0%
97205	11.5	6.1	88.5%
97209	10.2	7.1	43.7%
97210	12.0	8.0	50.0%
97229	3.7	6.0	-38.3%
97214	9.3	5.2	78.8%
97232	6.5	6.0	8.3%
97239	10.5	13	-19.2%
ABSORPTION RATE			
97201	14.6%	11.9%	23.3%
97205	8.7%	16.2%	-46.6%
97209	9.7%	14.0%	-30.4%
97210	8.3%	12.5%	-33.4%
97229	27.2%	16.6%	63.6%
97214	10.8%	19.3%	-44.1%
97232	15.3%	16.6%	-7.7%
97239	9.5%	7.6%	23.8%

BY THE
Numbers
Coast – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97103	66	94	-29.8%
97110	29	24	20.8%
97121	4	3	33.3%
97130	29	21	38.1%
97131	19	33	-42.4%
97138	99	95	4.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97103	526.2	501.8	4.9%
97110	1,265.9	1,276.8	-0.9%
97121	373.4	249.7	49.5%
97130	677.8	502.4	34.9%
97131	481.5	519.6	-7.3%
97138	678.3	692.9	-2.1%
AVERAGE DAYS ON MKT			
97103	138	89	55.1%
97110	119	17	600.0%
97121	162	4	3950.0%
97130	45	17	164.7%
97131	106	111	-4.5%
97138	93	108	-13.9%
SOLD VS. LIST PRICE			
97103	97.7%	97.5%	0.2%
97110	95.1%	97.4%	-2.4%
97121	99.1%	103.2%	-3.9%
97130	98.2%	95.4%	2.9%
97131	93.0%	93.6%	-0.7%
97138	95.6%	95.4%	0.2%
MONTHS OF INVENTORY			
97103	4.1	6.7	-38.8%
97110	3.6	12.0	-70.0%
97121	2.0	3.0	-33.3%
97130	5.8	21.0	-72.4%
97131	6.3	11.0	-42.7%
97138	8.3	11.9	-30.3%
ABSORPTION RATE			
97103	24.2%	14.89%	62.8%
97110	27.5%	8.33%	231.2%
97121	50.0%	33.33%	50.0%
97130	17.2%	4.7%	262.2%
97131	15.7%	9.0%	73.7%
97138	12.1%	8.4%	43.9%

BY THE
Numbers
Coast – February 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97103	26	18	44.4%
97110	11	3	266.7%
97121	3	3	0
97130	8	3	166.7%
97131	7	3	133.3%
97138	21	20	5.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97103	495.8	418.2	18.6%
97110	711.2	858.0	-17.1%
97121	533.0	236.7	125.2%
97130	707.1	645.0	9.6%
97131	409.0	339.7	20.4%
97138	686.9	598.5	14.8%