

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%

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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%