

# 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%

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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%

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<b>SOLD VS. LIST PRICE</b>			
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%
<b>MONTHS OF INVENTORY</b>			
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%

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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%