



*Monthly Snapshot of  
Local Real Estate  
Trends —*

BY  
THE  
*numbers*

MARCH 2026

# BY THE Numbers

Neighborhood Snapshot – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	498.5	581.7	-14.3%
NW Washington Co	646.2	703.8	-8.2%
Portland North	557.1	515.1	8.2%
Portland Northeast	608.8	560.0	8.7%
Portland Southeast	518	536.7	-3.5%
Portland West	814.7	719.2	13.3%
Beaverton/Aloha	548.8	555.6	-1.2%
Hillsboro/Forest Grove	529.2	558.1	-5.2%
Tigard/Tualatin/Sherwood/Wilsonville	626.9	649.2	-3.4%
Lake Oswego/West Linn	1,049.1	1,231.5	-14.8%
Milwaukie /Happy Valley/Clackamas/Damascus	559.8	573.3	-2.4%
Clatsop County	513.2	848.2	-39.5%
Tillamook County	527.7	489.5	7.8%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	384	341	12.6%
NW Washington Co	283	284	-0.4%
Portland North	259	241	7.5%
Portland Northeast	386	376	2.7%
Portland Southeast	572	557	2.7%
Portland West	925	984	-6.0%
Beaverton/Aloha	412	361	14.1%
Hillsboro/Forest Grove	452	449	0.7%
Tigard/Tualatin/Sherwood/Wilsonville	477	496	-3.8%
Lake Oswego/West Linn	380	272	39.7%
Milwaukie /Happy Valley/Clackamas/Damascus	533	515	3.5%
Clatsop County	297	317	-6.3%
Tillamook County	439	447	-1.8%

# BY THE Numbers

Neighborhood Snapshot – March 2026

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	578.8	591.1	-2.1%
NW Washington Co	748.4	770.7	-2.9%
Portland North	536.9	605.2	-11.3%
Portland Northeast	748.9	619.9	20.8%
Portland Southeast	580.7	625.9	-7.2%
Portland West	800.9	819.7	-2.3%
Beaverton/Aloha	557.6	690.2	-19.2%
Hillsboro/Forest Grove	616.5	643.7	-4.2%
Tigard/Tualatin/Sherwood/Wilsonville	748.4	758.6	-1.3%
Lake Oswego/West Linn	1,509.0	1,627.3	-7.3%
Milwaukie /Happy Valley/Clackamas/Damascus	730.0	757.9	-3.7%
Clatsop County	716.7	625.0	14.7%
Tillamook County	520.7	492.7	5.7%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	71	60	18.3%
NW Washington Co	68	57	19.3%
Portland North	85	87	-2.3%
Portland Northeast	41	39	5.1%
Portland Southeast	53	42	26.2%
Portland West	82	88	-6.8%
Beaverton/Aloha	67	69	-2.9%
Hillsboro/Forest Grove	84	69	21.7%
Tigard/Tualatin/Sherwood/Wilsonville	74	71	4.2%
Lake Oswego/West Linn	73	56	30.4%
Milwaukie /Happy Valley/Clackamas/Damascus	75	61	23.0%
Clatsop County	85	91	-6.6%
Tillamook County	101	80	26.3%

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Neighborhood Snapshot – March 2026

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.3%	99.2%	-0.9%
NW Washington Co	99.2%	91.5%	8.4%
Portland North	99.1%	99.3%	-0.2%
Portland Northeast	98.0%	99.6%	-1.6%
Portland Southeast	102.3%	101.2%	1.1%
Portland West	101.1%	100.5%	0.6%
Beaverton/Aloha	99.4%	99.5%	-0.1%
Hillsboro/Forest Grove	98.2%	99.2%	-1.0%
Tigard/Tualatin/Sherwood/Wilsonville	98.9%	100.0%	-1.1%
Lake Oswego/West Linn	98.6%	98.0%	0.7%
Milwaukie /Happy Valley/Clackamas/Damascus	99.6%	99.5%	0.1%
Clatsop County	97.1%	99.3%	-2.1%
Tillamook County	95.3%	97.7%	-2.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.1	2.9	6.9%
NW Washington Co	3.5	3.6	-2.8%
Portland North	3.1	2.2	40.9%
Portland Northeast	1.9	2.4	-20.8%
Portland Southeast	2.5	2.4	4.2%
Portland West	5.0	6.3	-20.6%
Beaverton/Aloha	3.3	2.7	22.2%
Hillsboro/Forest Grove	3.2	3.5	-8.6%
Tigard/Tualatin/Sherwood/Wilsonville	3.3	3.2	3.1%
Lake Oswego/West Linn	3.6	3.4	5.9%
Milwaukie /Happy Valley/Clackamas/Damascus	2.8	3.4	-17.6%
Clatsop County	8.0	7.5	6.7%
Tillamook County	11.3	9.9	14.1%

BY THE  
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*Neighborhood Snapshot – March 2026*

<b>ABSORPTION RATE</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	31.7%	34.3%	-7.4%
<b>NW Washington Co</b>	28.6%	28.1%	1.6%
<b>Portland North</b>	32.4%	44.8%	-27.6%
<b>Portland Northeast</b>	51.3%	42.0%	22.1%
<b>Portland Southeast</b>	39.8%	41.6%	-4.3%
<b>Portland West</b>	20.1%	15.9%	26.0%
<b>Beaverton/Aloha</b>	30.5%	36.8%	-17.2%
<b>Hillsboro/Forest Grove</b>	31.1%	28.8%	8.3%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	30.1%	31.1%	-3.2%
<b>Lake Oswego/West Linn</b>	27.8%	29.4%	-5.2%
<b>Milwaukie /Happy Valley/Clackamas/Damascus</b>	35.4%	29.5%	20.2%
<b>Clatsop County</b>	12.4%	13.2%	-6.0%
<b>Tillamook County</b>	8.8%	10.0%	-11.8%

BY THE  
*Numbers*  
Clackamas County – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	59	48	22.9%
97034	138	91	51.6%
97035	120	92	30.4%
97045	145	132	9.8%
97068	124	99	25.3%
97086	138	162	-14.8%
97219	152	118	28.8%
97222	80	41	95.1%
97267	85	75	13.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97015	711.3	599.6	18.6%
97034	2,073.5	2,266.7	-8.5%
97035	1,046.9	1,177.5	-11.1%
97045	833.8	815.8	2.2%
97068	1,256.9	1,363.8	-7.8%
97086	841.2	902.4	-6.8%
97219	922.8	941.8	-2.0%
97222	534.8	707.7	-24.4%
97267	774.8	620.1	24.9%
<b>AVERAGE DAYS ON MKT</b>			
97015	21	66	-68.2%
97034	75	42	78.6%
97035	77	82	-6.1%
97045	72	59	22.0%
97068	70	46	52.2%
97086	84	55	52.7%
97219	46	57	-19.3%
97222	55	42	31.0%
97267	31	52	-40.4%
<b>SOLD VS. LIST PRICE</b>			
97015	98.8%	100.1%	-1.3%
97034	97.7%	96.7%	1.0%
97035	99.0%	98.4%	0.6%
97045	100.3%	98.4%	1.9%
97068	99.6%	99.3%	0.3%
97086	99.2%	98.6%	0.6%
97219	102.2%	99.2%	3.0%
97222	101.5%	103.0%	-1.5%
97267	100.6%	99.2%	1.4%

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*Numbers*  
Clackamas County – March 2026

MONTHS OF IVENTORY			
97015	3.7	2.1	76.2%
97034	4.5	3.8	18.4%
97035	3.5	3.2	9.4%
97045	2.4	3.5	-31.4%
97068	2.9	3.5	-17.1%
97086	2.8	4	-30.0%
97219	4.9	3.5	40.0%
97222	2.4	2.6	-7.7%
97267	2.8	2.3	21.7%
ABSORPTION RATE			
97015	27.1%	47.9%	-43.4%
97034	22.4%	26.3%	-14.8%
97035	28.3%	31.5%	-10.1%
97045	42.0%	28.7%	46.1%
97068	34.6%	28.2%	22.6%
97086	36.2%	25.3%	43.1%
97219	20.3%	28.8%	-29.2%
97222	41.2%	39.0%	5.7%
97267	35.2%	42.6%	-17.3%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97015	36	47	-23.40%
97034	67	63	6.30%
97035	84	78	7.70%
97045	120	117	2.60%
97068	91	67	35.80%
97086	128	105	21.90%
97219	100	117	-14.50%
97222	75	60	25.00%
97267	70	69	1.40%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	459.9	541.3	-15.00%
97034	1,430.3	1,688.8	-15.30%
97035	831.0	859.2	-3.30%
97045	626.2	607.7	3.00%
97068	929.3	1,053.7	-11.80%
97086	671.3	699.1	-4.00%
97219	769.3	766.0	0.40%
97222	495.4	503.9	-1.70%
97267	503.5	516.0	-2.40%

BY THE  
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North Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	94	68	38.2%
97217	148	148	0
97227	12	15	-20.0%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97203	516.8	550.0	-6.0%
97217	548.0	597.2	-8.2%
97227	575.1	704.8	-18.4%
<b>AVERAGE DAYS ON MKT</b>			
97203	85	77	10.4%
97217	82	96	-14.6%
97227	118	60	96.7%
<b>SOLD VS. LIST PRICE</b>			
97203	100.4%	102.4%	-2.0%
97217	97.1%	98.4%	-1.3%
97227	95.4%	97.0%	-1.6%
<b>MONTHS OF INVENTORY</b>			
97203	2.9	1.5	93.3%
97217	3.1	2.6	19.2%
97227	3.0	3.8	-21.1%
<b>ABSORPTION RATE</b>			
97203	34.0%	67.6%	-49.7%
97217	32.4%	38.5%	-15.8%
97227	33.3%	26.6%	25.0%

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97203	95	96	-1.0%
97217	97	132	-26.5%
97227	12	15	-20.0%
<b>AVERAGE SALES PRICE</b>			
97203	494.9	457.1	8.3%
97217	545.6	560.1	-2.6%
97227	533.1	682.1	-21.8%

# BY THE Numbers

Northeast Portland – March 2026

dYEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	64	93	-31.2%
97212	44	44	0
97213	70	64	9.4%
97218	34	29	17.2%
97232	25	24	4.2%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$000)	
97211	1,279.8	649.3	97.1%
97212	904.5	903.8	0.1%
97213	824.4	732.7	12.5%
97218	737.2	637.0	15.7%
97232	681.0	738.3	-7.8%
<b>AVERAGE DAYS ON MKT</b>			
97211	45	32	40.6%
97212	16	26	-38.5%
97213	27	23	17.4%
97218	91	58	56.9%
97232	52	19	173.7%
<b>SOLD VS. LIST PRICE</b>			
97211	101.9%	101.5%	0.4%
97212	104.4%	101.5%	2.9%
97213	103.6%	102.0%	1.6%
97218	100.5%	103.5%	-2.8%
97232	103.0%	101.0%	2.0%
<b>MONTHS OF INVENTORY</b>			
97211	1.4	2.7	-48.1%
97212	1.4	2.9	-51.7%
97213	1.7	2.4	-29.2%
97218	2.6	1.7	52.9%
97232	2.8	4.0	-30.0%
<b>ABSORPTION RATE</b>			
97211	71.8%	37.6%	91.0%
97212	72.7%	34.0%	113.3%
97213	60.0%	42.1%	42.2%
97218	38.2%	58.6%	-34.8%
97232	36.0%	25.0%	44.0%

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Northeast Portland – March 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97211	98	87	12.6%
97212	55	50	10.0%
97213	81	68	19.1%
97218	33	40	-17.5%
97232	23	23	0
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	607.2	546.4	11.1%
97212	898.0	754.6	19.0%
97213	569.2	600.4	-5.2%
97218	450.5	470.5	-4.3%
97232	653.6	787.0	-17.0%

BY THE  
*Numbers*  
Northwest Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	179	214	-16.4%
97210	81	94	-13.8%
97229	248	261	-5.0%
97231	48	46	4.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97209	520.4	518.8	0.3%
97210	840.6	862.8	-2.6%
97229	825.4	828.3	-0.4%
97231	686.0	853.8	-19.7%
<b>AVERAGE DAYS ON MKT</b>			
97209	138	154	-10.4%
97210	88	124	-29.0%
97229	83	52	59.6%
97231	27	144	-81.3%
<b>SOLD VS. LIST PRICE</b>			
97209	96.6%	97.8%	-1.2%
97210	97.0%	97.3%	-0.3%
97229	97.9%	98.7%	-0.7%
97231	98.5%	97.1%	1.4%
<b>MONTHS OF INVENTORY</b>			
97209	9.4	10.7	-12.1%
97210	4.1	13.4	-69.4%
97229	3.4	3.5	-2.9%
97231	12	5.8	106.9%
<b>ABSORPTION RATE</b>			
97209	10.6%	9.3%	13.5%
97210	24.6%	7.4%	231.4%
97229	29.0%	28.7%	1.0%
97231	8.3%	17.3%	-52.1%

BY THE  
*Numbers*  
*Northwest Portland – March 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97209	52	61	-14.8%
97210	39	31	25.8%
97229	161	199	-19.1%
97231	8	17	-52.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	448.3	441.1	1.6%
97210	888.3	689.9	28.8%
97229	786.6	763.9	3.0%
97231	993.3	555.0	79.0%

BY THE  
*Numbers*  
Southeast Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	84	92	-8.7%
97206	120	122	-1.6%
97214	47	56	-16.1%
97215	23	31	-25.8%
97216	41	36	13.9%
<b>AVERAGE LIST PRICE</b>			
97202	685.3	759.9	-9.8%
97206	529.6	558.8	-5.2%
97214	937.1	776.0	20.8%
97215	1,124.5	994.7	13.0%
97216	501.9	556.9	-9.9%
<b>AVERAGE DAYS ON MKT</b>			
97202	74	26	184.6%
97206	44	35	25.7%
97214	47	61	-23.0%
97215	44	43	2.3%
97216	49	22	122.7%
<b>SOLD VS. LIST PRICE</b>			
97202	101.4%	101.8%	-0.4%
97206	103.2%	100.9%	2.2%
97214	101.5%	98.7%	2.9%
97215	103.2%	100.4%	2.8%
97216	100.5%	100.6%	-0.1%
<b>MONTHS OF INVENTORY</b>			
97202	1.9	2.4	-20.8%
97206	2.1	2.0	5.0%
97214	3.1	2.5	24.0%
97215	1.8	1.6	12.5%
97216	2.4	1.4	71.4%
<b>ABSORPTION RATE</b>			
97202	52.3%	41.3%	26.8%
97206	48.3%	50.8%	-4.9%
97214	31.9%	39.2%	-18.8%
97215	56.5%	61.2%	-7.8%
97216	41.4%	72.2%	-42.6%

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*Southeast Portland – March 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97202	92	91	1.1%
97206	149	158	-5.7%
97214	38	51	-25.5%
97215	39	57	-31.6%
97216	32	51	-37.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	625.5	702.2	-10.9%
97206	500.2	483.2	3.5%
97214	718.4	700.5	2.6%
97215	652.2	691.2	-5.6%
97216	365.5	375.4	-2.6%

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Southwest Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	139	154	-9.7%
97205	45	58	-22.4%
97219	152	118	28.8%
97221	43	56	-23.2%
97225	54	66	-18.2%
97239	116	108	7.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	796.8	760.5	4.8%
97205	747.9	880.8	-15.1%
97219	922.8	941.8	-2.0%
97221	1,478.2	1,560.1	-5.2%
97225	812.4	801.7	1.3%
97239	738.2	769.7	-4.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	120	114	5.3%
97205	23	160	-85.6%
97219	46	57	-19.3%
97221	111	40	177.5%
97225	57	70	-18.6%
97239	93	68	36.8%
<b>SOLD VS. LIST PRICE</b>			
97201	95.9%	96.9%	-1.1%
97205	99.1%	101.1%	-1.9%
97219	102.2%	99.2%	3.0%
97221	98.5%	97.2%	1.3%
97225	101.0%	99.9%	1.1%
97239	96.0%	97.2%	-1.3%
<b>MONTHS OF INVENTORY</b>			
97201	12.6	15.4	-18.2%
97205	1.7	9.7	-82.5%
97219	4.9	3.5	40.0%
97221	3.6	4.0	-10.0%
97225	3.6	3.1	16.1%
97239	5.3	4.3	23.3%
<b>ABSORPTION RATE</b>			
97201	7.9%	6.49%	21.9%
97205	60.0%	10.34%	480.3%
97219	20.3%	28.81%	-29.2%
97221	27.9%	25.0%	11.6%
97225	27.7%	31.8%	-12.7%
97239	18.9%	23.1%	-18.1%

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YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97201	33	40	-17.5%
97205	40	16	150.0%
97219	100	117	-14.5%
97221	25	42	-40.5%
97225	45	57	-21.1%
97239	55	50	10.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	457.7	830.1	-44.9%
97205	885.9	794.0	11.6%
97219	769.3	766.0	0.4%
97221	863.4	937.6	-7.9%
97225	840.7	767.5	9.5%
97239	686.8	709.8	-3.2%

# BY THE Numbers

Beaverton/Hillsboro- March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	23	24	-4.2%
97006	114	74	54.1%
97007	181	184	-1.6%
97008	48	30	60.0%
97123	186	194	-4.1%
97124	74	99	-25.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97005	494.2	538.6	-8.2%
97006	364.0	412.9	-11.8%
97007	709.1	791.2	-10.4%
97008	503.1	580.1	-13.3%
97123	661.1	644.7	2.5%
97124	651.7	764.1	-14.7%
<b>AVERAGE DAYS ON MKT</b>			
97005	69	39	76.9%
97006	64	56	14.3%
97007	64	81	-21.0%
97008	23	37	-37.8%
97123	82	69	18.8%
97124	52	54	-3.7%
<b>SOLD VS. LIST PRICE</b>			
97005	101.8%	99.8%	1.9%
97006	99.8%	97.2%	2.7%
97007	99.3%	99.6%	-0.4%
97008	100.1%	99.5%	0.6%
97123	95.8%	100.2%	-4.4%
97124	99.5%	99.1%	0.4%
<b>MONTHS OF INVENTORY</b>			
97005	1.6	1.5	6.7%
97006	4.6	2.7	70.4%
97007	3.2	2.9	10.3%
97008	3.2	2.3	39.1%
97123	2.3	3.3	-30.3%
97124	2.1	3.1	-32.3%

# BY THE Numbers

Beaverton/Hillsboro- March 2026

ABSORPTION RATE			
97005	60.8%	66.6%	-8.7%
97006	21.9%	36.4%	-39.9%
97007	31.4%	34.2%	-8.0%
97008	31.2%	43.3%	-27.9%
97123	43.0%	30.4%	41.4%
97124	47.3%	32.3%	46.3%

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97005	32	44	-27.3%
97006	65	57	14.0%
97007	155	176	-11.9%
97008	40	38	5.3%
97123	193	166	16.3%
97124	81	88	-8.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97005	606.3	476.2	27.3%
97006	447.6	395.5	13.2%
97007	616.9	622.9	-1.0%
97008	594.6	574.3	3.5%
97123	542.6	595.3	-8.9%
97124	578.0	550.4	5.0%

# BY THE Numbers

Tigard/Tualatin Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	56	47	19.1%
97140	82	107	-23.4%
97223	72	88	-18.2%
97224	159	193	-17.6%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97062	699.6	659.9	6.0%
97140	951.4	979.4	-2.9%
97223	691.4	771.6	-10.4%
97224	576.7	643.3	-10.4%
<b>AVERAGE DAYS ON MKT</b>			
97062	53	93	-43.0%
97140	132	41	222.0%
97223	70	50	40.0%
97224	60	64	-6.3%
<b>SOLD VS. LIST PRICE</b>			
97062	100.3%	98.8%	1.5%
97140	99.2%	99.0%	0.1%
97223	99.5%	99.4%	0.1%
97224	98.7%	99.5%	-0.8%
<b>MONTHS OF INVENTORY</b>			
97062	1.9	2.0	-5.0%
97140	2.2	3.0	-26.7%
97223	2.0	2.3	-13.0%
97224	3.5	3.7	-5.4%
<b>ABSORPTION RATE</b>			
97062	51.7%	48.9%	5.8%
97140	46.3%	33.6%	37.8%
97223	50.0%	44.3%	12.8%
97224	28.3%	26.9%	5.0%

BY THE  
*Numbers*

*Tigard/Tualatin Portland – March 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97062	81	68	19.1%
97140	86	86	0
97223	90	92	-2.2%
97224	118	149	-20.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	617.9	712.8	-13.3%
97140	668.5	690.0	-3.1%
97223	641.1	665.9	-3.7%
97224	591.8	590.1	0.3%

BY THE  
*Numbers*  
Coast – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97103	70	100	-30.0%
97110	34	30	13.3%
97121	4	5	-20.0%
97130	39	26	50.0%
97131	18	37	-51.4%
97138	111	109	1.8%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97103	512.3	466.5	9.8%
97110	1,177.4	1,160.0	1.5%
97121	333.1	367.4	-9.3%
97130	700.5	621.6	12.7%
97131	527.3	490.4	7.5%
97138	717.3	716.0	0.2%
<b>AVERAGE DAYS ON MKT</b>			
97103	55	106	-48.1%
97110	81	99	-18.2%
97121	185	0	100.0%
97130	120	3	3900.0%
97131	69	79	-12.7%
97138	117	89	31.5%
<b>SOLD VS. LIST PRICE</b>			
97103	95.7%	99.2%	-3.5%
97110	97.4%	94.9%	2.7%
97121	100.2%	0	N/A
97130	91.3%	99.1%	-7.8%
97131	98.4%	96.3%	2.2%
97138	97.7%	99.6%	-1.9%
<b>MONTHS OF INVENTORY</b>			
97103	7.8	4.8	62.5%
97110	6.8	7.5	-9.3%
97121	4.0	0	N/A
97130	19.5	8.7	124.1%
97131	9.0	6.2	45.2%
97138	8.5	9.1	-6.6%
<b>ABSORPTION RATE</b>			
97103	12.8%	21.0%	-38.8%
97110	14.7%	13.3%	10.4%
97121	25.0%	0	100.0%
97130	5.1%	11.5%	-55.5%
97131	11.1%	16.2%	-31.5%
97138	11.7%	11.0%	6.4%

BY THE  
*Numbers*  
Coast – March 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97103	35	39	-10.3%
97110	16	7	128.6%
97121	4	3	33.3%
97130	10	6	66.7%
97131	9	9	0
97138	34	32	6.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97103	491.0	627.4	-21.7%
97110	796.6	1,047.0	-23.9%
97121	499.7	236.7	111.1%
97130	679.7	654.2	3.9%
97131	421.5	398.0	5.9%
97138	605.3	626.3	-3.4%

**BY THE**  
*Numbers*  
Portland Condos – March 2026

**Condos by Area**

<b>YEAR OVER YEAR</b>	<b>March 2026</b>	<b>March 2025</b>	<b>% CHANGE</b>
<b>AVAILABLE INVENTORY</b>			
NW Washington Co.	31	31	0
North	96	92	4.3%
Northeast	112	88	27.3%
Southeast	112	102	9.8%
West	469	489	-4.1%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
NW Washington Co	309.0	337.7	-8.5%
North	331.3	359.0	-7.7%
Northeast	313.5	322.3	-2.7%
Southeast	345.6	342.1	1.0%
West	484.7	523.7	-7.4%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co	84	92	-8.7%
North	233	136	71.3%
Northeast	74	69	7.2%
Southeast	118	91	29.7%
West	81	130	-37.7%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co	98.8%	95.0%	4.0%
North	98.8%	100.2%	-1.4%
Northeast	98.8%	100.5%	-1.6%
Southeast	99.9%	99.5%	0.4%
West	98.4%	97.6%	0.9%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co	3.1	7.8	-60.3%
North	12	2.9	313.8%
Northeast	5.6	3.7	51.4%
Southeast	4.7	3.6	30.6%
West	6.3	9.1	-30.8%
<b>ABSORPTION RATE</b>			
NW Washington Co	32.2%	12.9%	150.1%
North	8.3%	34.7%	-76.0%
Northeast	17.8%	27.2%	-34.5%
Southeast	21.4%	27.4%	-21.9%
West	15.9%	11.0%	44.8%

BY THE  
*Numbers*  
Portland Condos – March 2026

Condos by Zip Code

YEAR TO DATE	March 2026	March 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	87	98	-11.2%
97205	40	49	-18.4%
97209	173	209	-17.2%
97210	41	46	-10.9%
97214	12	14	-14.3%
97229	43	40	7.5%
97232	13	14	-7.1%
97239	49	42	16.7%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	418.8	469.6	-10.8%
97205	667.7	820.5	-18.6%
97209	507.7	506.3	0.3%
97210	475.1	509.0	-6.7%
97214	377.8	371.9	1.6%
97229	352.3	360.7	-2.3%
97232	354.6	305.5	16.1%
97239	570.5	581.3	-1.9%
<b>AVERAGE DAYS ON MKT</b>			
97201	120	138	-13.0%
97205	16	162	-90.1%
97209	138	154	-10.4%
97210	74	131	-43.5%
97214	111	173	-35.8%
97229	90	78	15.4%
97232	56	0	100.0%
97239	85	71	19.7%
<b>SOLD VS. LIST PRICE</b>			
97201	95.9%	97.2%	-1.4%
97205	99.5%	95.3%	4.4%
97209	96.6%	97.8%	-1.2%
97210	97.8%	97.4%	0.4%
97214	99.4%	99.4%	0.0%
97229	98.7%	95.9%	2.9%
97232	96.8%	0	N/A
97239	97.4%	98.8%	-1.4%

BY THE  
*Numbers*  
Portland Condos – March 2026

MONTHS OF INVENTORY			
97201	7.9	14.0	-43.6%
97205	1.7	12.3	-86.2%
97209	9.1	10.5	-13.3%
97210	6.8	11.5	-40.9%
97229	4.0	3.5	14.3%
97214	3.3	5.7	-42.1%
97232	4.3	0.0	N/A
97239	4.9	4.7	4.3%
ABSORPTION RATE			
97201	12.6%	7.1%	77.0%
97205	60.0%	8.1%	635.3%
97209	10.9%	9.5%	14.7%
97210	14.6%	8.7%	68.2%
97229	25.0%	28.5%	-12.5%
97214	30.2%	17.5%	72.7%
97232	23.0%	0	100.0%
97239	20.4%	21.4%	-4.8%