

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%

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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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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%

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