



*Monthly Snapshot of  
Local Real Estate  
Trends —*

BY  
THE  
*numbers*

APRIL 2026

# BY THE Numbers

Neighborhood Snapshot – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	498.5	479.5	4.0%
NW Washington Co	724.5	829.8	-12.7%
Portland North	486.2	522.1	-6.9%
Portland Northeast	626.8	581.5	7.8%
Portland Southeast	552.4	530.6	4.1%
Portland West	707.6	775.6	-8.8%
Beaverton/Aloha	551.0	547.9	0.6%
Hillsboro/Forest Grove	542.4	561.2	-3.3%
Tigard/Tualatin/Sherwood/Wilsonville	629.3	652.3	-3.5%
Lake Oswego/West Linn	1,016.1	1,012.5	0.4%
Milwaukie /Happy Valley/Clackamas/Damascus	596.9	576.6	3.5%
Clatsop County	584.6	464.3	25.9%
Tillamook County	391.6	502.2	-22.0%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	399	369	8.1%
NW Washington Co	326	319	2.2%
Portland North	290	278	4.3%
Portland Northeast	446	433	3.0%
Portland Southeast	650	581	11.9%
Portland West	1,043	1,183	-11.8%
Beaverton/Aloha	473	435	8.7%
Hillsboro/Forest Grove	463	507	-8.7%
Tigard/Tualatin/Sherwood/Wilsonville	523	577	-9.4%
Lake Oswego/West Linn	429	374	14.7%
Milwaukie /Happy Valley/Clackamas/Damascus	548	585	-6.3%
Clatsop County	320	335	-4.5%
Tillamook County	475	481	-1.2%

# BY THE Numbers

Neighborhood Snapshot – April 2026

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	582.6	604.9	-3.7%
NW Washington Co	747.3	795.2	-6.0%
Portland North	535.7	597.2	-10.3%
Portland Northeast	734.3	620.7	18.3%
Portland Southeast	582.5	639.5	-8.9%
Portland West	788.3	833.3	-5.4%
Beaverton/Aloha	568.4	660.2	-13.9%
Hillsboro/Forest Grove	643.5	642.9	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	766.1	757.5	1.1%
Lake Oswego/West Linn	1,508.10	1,554.20	-3.0%
Milwaukie /Happy Valley/Clackamas/Damascus	746.4	759.2	-1.7%
Clatsop County	710.5	651.8	9.0%
Tillamook County	529.9	520.8	1.7%

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	53	54	-1.9%
NW Washington Co	56	62	-9.7%
Portland North	33	44	-25.0%
Portland Northeast	45	43	4.7%
Portland Southeast	46	44	4.5%
Portland West	68	61	11.5%
Beaverton/Aloha	59	62	-4.8%
Hillsboro/Forest Grove	80	65	23.1%
Tigard/Tualatin/Sherwood/Wilsonville	68	64	6.3%
Lake Oswego/West Linn	51	53	-3.8%
Milwaukie /Happy Valley/Clackamas/Damascus	64	68	-5.9%
Clatsop County	57	56	1.8%
Tillamook County	58	107	-45.8%

# BY THE Numbers

Neighborhood Snapshot – April 2026

<b>SOLD VS. LIST PRICE</b>			
Gresham/Sandy/Troutdale/Corbett	99.7%	99.9%	-0.2%
NW Washington Co	99.7%	99.1%	0.6%
Portland North	101.3%	101.9%	-0.6%
Portland Northeast	102.2%	102.0%	0.1%
Portland Southeast	101.3%	101.5%	-0.2%
Portland West	99.3%	98.5%	0.8%
Beaverton/Aloha	99.5%	99.6%	-0.1%
Hillsboro/Forest Grove	98.6%	99.3%	-0.7%
Tigard/Tualatin/Sherwood/Wilsonville	99.1%	99.8%	-0.7%
Lake Oswego/West Linn	98.7%	98.1%	0.6%
Milwaukie /Happy Valley/Clackamas/Damascus	100.1%	98.7%	1.4%
Clatsop County	97.9%	97.6%	0.3%
Tillamook County	97.6%	98.1%	-0.5%
<b>MONTHS OF INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	2.8	2.7	3.70%
NW Washington Co	3.0	3.6	-16.70%
Portland North	3.2	2.7	18.50%
Portland Northeast	2.1	2.5	-16.00%
Portland Southeast	2.3	2.1	9.50%
Portland West	4.7	5.6	-16.10%
Beaverton/Aloha	3.5	3.2	9.40%
Hillsboro/Forest Grove	3.2	3.6	-11.10%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	3.5	-8.60%
Lake Oswego/West Linn	4.0	3.8	5.30%
Milwaukie /Happy Valley/Clackamas/Damascus	3.1	3.3	-6.10%
Clatsop County	5.3	7.4	-28.40%
Tillamook County	14.4	7.3	97.30%

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*Numbers*

*Neighborhood Snapshot – April 2026*

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	35.8%	37.4%	-4.2%
NW Washington Co	33.7%	27.5%	22.3%
Portland North	31.3%	37.0%	-15.3%
Portland Northeast	47.3%	40.4%	17.0%
Portland Southeast	42.6%	48.7%	-12.5%
Portland West	21.4%	18.0%	19.3%
Beaverton/Aloha	28.8%	31.6%	-8.9%
Hillsboro/Forest Grove	31.2%	27.5%	13.4%
Tigard/Tualatin/Sherwood/Wilsonville	30.8%	28.7%	7.2%
Lake Oswego/West Linn	24.9%	26.4%	-5.8%
Milwaukie /Happy Valley/Clackamas/Damascus	32.4%	30.7%	5.6%
Clatsop County	18.7%	13.4%	39.6%
Tillamook County	6.9%	13.7%	-49.3%

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*Numbers*  
Clackamas County – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	59	54	9.3%
97034	155	129	20.2%
97035	141	129	9.3%
97045	173	147	17.7%
97068	135	123	9.8%
97086	155	183	-15.3%
97219	182	159	14.5%
97222	71	52	36.5%
97267	73	85	-14.1%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97015	640.6	602.9	6.3%
97034	1,987.6	2,140.3	-7.1%
97035	1,091.4	1,140.8	-4.3%
97045	789.1	911.8	-13.5%
97068	1,307.6	1,294.7	1.0%
97086	883.0	912.5	-3.2%
97219	782.5	862.7	-9.3%
97222	543.6	649.6	-16.3%
97267	802.7	644.2	24.6%
<b>AVERAGE DAYS ON MKT</b>			
97015	106	43	146.5%
97034	43	55	-21.8%
97035	53	58	-8.6%
97045	47	54	-13.0%
97068	58	46	26.1%
97086	82	64	28.1%
97219	42	60	-30.0%
97222	34	60	-43.3%
97267	41	57	-28.1%
<b>SOLD VS. LIST PRICE</b>			
97015	99.0%	98.6%	0.4%
97034	97.5%	97.7%	-0.1%
97035	100.4%	98.6%	1.8%
97045	99.9%	99.8%	0.1%
97068	98.1%	98.3%	-0.2%
97086	98.9%	98.7%	0.2%
97219	99.9%	99.1%	0.8%
97222	103.2%	99.3%	4.0%
97267	100.7%	98.7%	2.1%

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Clackamas County – April 2026

MONTHS OF IVENTORY			
97015	3.3	4.5	-26.70%
97034	4.7	5.0	-6.00%
97035	4.3	3.5	22.90%
97045	2.8	2.2	27.30%
97068	3.4	3.4	0
97086	4.0	4.1	-2.40%
97219	2.7	2.7	0
97222	3.0	1.2	150.00%
97267	1.9	2.7	-29.60%
ABSORPTION RATE			
97015	30.5%	22.2%	37.3%
97034	21.2%	20.1%	5.6%
97035	23.4%	28.6%	-18.4%
97045	35.8%	44.9%	-20.2%
97068	29.6%	29.2%	1.2%
97086	25.1%	24.5%	2.3%
97219	36.8%	37.1%	-0.8%
97222	33.8%	82.6%	-59.1%
97267	52.0%	36.4%	42.7%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97015	55	59	-6.8%
97034	100	89	12.4%
97035	118	115	2.6%
97045	182	183	-0.5%
97068	133	103	29.1%
97086	167	150	11.3%
97219	167	176	-5.1%
97222	99	103	-3.9%
97267	108	100	8.0%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	501.8	544.6	-7.9%
97034	1,393.7	1,567.2	-11.1%
97035	836.9	907.6	-7.8%
97045	643.1	613.4	4.8%
97068	910.5	972.4	-6.4%
97086	684.7	694.4	-1.4%
97219	713.5	768.2	-7.1%
97222	499.7	486.8	2.6%
97267	524.4	535.5	-2.1%

BY THE  
*Numbers*  
North Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	106	79	34.2%
97217	166	176	-5.7%
97227	15	14	7.1%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97203	499.3	582.4	-14.3%
97217	535.1	581.8	-8.0%
97227	651.1	629.7	3.4%
<b>AVERAGE DAYS ON MKT</b>			
97203	44	30	46.7%
97217	27	52	-48.1%
97227	13	19	-31.6%
<b>SOLD VS. LIST PRICE</b>			
97203	100.7%	102.0%	-1.3%
97217	102.0%	101.7%	0.3%
97227	99.6%	104.3%	-4.5%
<b>MONTHS OF INVENTORY</b>			
97203	2.8	2.3	21.7%
97217	3.5	2.8	25.0%
97227	2.5	3.5	-28.6%
<b>ABSORPTION RATE</b>			
97203	35.8%	44.3%	-19.1%
97217	28.3%	36.3%	-22.1%
97227	40.0%	28.5%	40.0%

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97203	133	131	1.5%
97217	144	196	-26.5%
97227	18	19	-5.3%
<b>AVERAGE SALES PRICE</b>			
97203	482.4	478	0.9%
97217	530.4	542.7	-2.3%
97227	558.5	675.4	-17.3%

**BY THE**  
*Numbers*  
Northeast Portland – April 2026

<b>dYEAR OVER YEAR</b>	<b>April 2026</b>	<b>April 2025</b>	<b>% CHANGE</b>
<b>AVAILABLE INVENTORY</b>			
97211	74	99	-25.3%
97212	47	53	-11.3%
97213	93	69	34.8%
97218	34	43	-20.9%
97232	38	29	31.0%
<b>AVERAGE LIST PRICE</b>			
	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	1,169.4	683.3	71.1%
97212	910.9	875.9	4.0%
97213	771.8	640.8	20.4%
97218	738.0	729.8	1.1%
97232	686.2	693.5	-1.1%
<b>AVERAGE DAYS ON MKT</b>			
97211	49	21	133.3%
97212	53	34	55.9%
97213	43	48	-10.4%
97218	15	85	-82.4%
97232	37	41	-9.8%
<b>SOLD VS. LIST PRICE</b>			
97211	101.2%	103.4%	-2.2%
97212	104.1%	102.7%	1.3%
97213	103.0%	101.5%	1.4%
97218	103.7%	98.9%	4.9%
97232	101.2%	100.5%	0.7%
<b>MONTHS OF INVENTORY</b>			
97211	2.1	2.1	0
97212	1.4	2.0	-30.0%
97213	2.2	2.8	-21.4%
97218	2.1	3.6	-41.7%
97232	3.8	3.6	5.6%
<b>ABSORPTION RATE</b>			
97211	47.3%	47.4%	-0.4%
97212	70.2%	49.0%	43.1%
97213	46.2%	36.2%	27.6%
97218	47.0%	27.9%	68.6%
97232	26.3%	27.5%	-4.6%

BY THE  
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Northeast Portland – April 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97211	138	134	3.0%
97212	88	76	15.8%
97213	124	93	33.3%
97218	50	52	-3.8%
97232	33	31	6.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	599.3	565.1	6.1%
97212	952.8	790.2	20.6%
97213	591.7	599.1	-1.2%
97218	474.7	456.2	4.1%
97232	658.6	788.2	-16.4%

BY THE  
*Numbers*  
Northwest Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	191	230	-17.0%
97210	94	118	-20.3%
97229	279	321	-13.1%
97231	55	47	17.0%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97209	484.9	518.1	-6.4%
97210	881.5	885.3	-0.4%
97229	846.2	858.6	-1.4%
97231	743.4	915.8	-18.8%
<b>AVERAGE DAYS ON MKT</b>			
97209	126	82	53.7%
97210	115	55	109.1%
97229	55	60	-8.3%
97231	44	114	-61.4%
<b>SOLD VS. LIST PRICE</b>			
97209	98.4%	97.1%	1.3%
97210	97.4%	96.2%	1.3%
97229	99.4%	99.8%	-0.4%
97231	98.0%	93.8%	4.5%
<b>MONTHS OF INVENTORY</b>			
97209	8.0	12.8	-37.5%
97210	7.2	5.6	28.6%
97229	2.9	4.3	-32.6%
97231	11.0	7.8	41.0%
<b>ABSORPTION RATE</b>			
97209	12.5%	7.8%	60.5%
97210	13.8%	17.8%	-22.3%
97229	34.7%	23.3%	48.8%
97231	9.0%	12.7%	-28.8%

BY THE  
*Numbers*  
Northwest Portland – April 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97209	76	79	-3.8%
97210	52	52	0
97229	258	274	-5.8%
97231	13	23	-43.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	464.7	457.9	1.5%
97210	855.9	722.8	18.4%
97229	781.5	786.9	-0.7%
97231	820.5	620.2	32.3%

BY THE  
*Numbers*  
Southeast Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	95	100	-5.0%
97206	131	118	11.0%
97214	58	56	3.6%
97215	28	32	-12.5%
97216	54	34	58.8%
<b>AVERAGE LIST PRICE</b>			
97202	712.1	827.7	-14.0%
97206	513.5	627.3	-18.1%
97214	898.6	790.1	13.7%
97215	1,096.0	1,079.5	1.5%
97216	485.7	435.2	11.6%
<b>AVERAGE DAYS ON MKT</b>			
97202	34	42	-19.0%
97206	48	40	20.0%
97214	56	65	-13.8%
97215	33	31	6.5%
97216	26	37	-29.7%
<b>SOLD VS. LIST PRICE</b>			
97202	100.6%	102.1%	-1.5%
97206	102.9%	100.9%	2.0%
97214	101.1%	104.0%	-2.7%
97215	103.8%	103.2%	0.5%
97216	101.2%	100.3%	0.9%
<b>MONTHS OF INVENTORY</b>			
97202	1.9	2.3	-17.4%
97206	1.7	1.5	13.3%
97214	2.5	2.7	-7.4%
97215	0.9	1.0	-10.0%
97216	3.0	1.5	100.0%
<b>ABSORPTION RATE</b>			
97202	51.5%	43.0%	20.0%
97206	57.2%	67.8%	-15.6%
97214	39.6%	37.5%	5.8%
97215	110.7%	96.8%	14.3%
97216	33.3%	64.7%	-48.5%

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*Numbers*  
*Southeast Portland – April 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97202	141	134	5.2%
97206	224	238	-5.9%
97214	62	72	-13.9%
97215	70	88	-20.5%
97216	50	73	-31.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	635.8	679.2	-6.4%
97206	496.5	477.6	4.0%
97214	739.6	732.1	1.0%
97215	691.5	718.8	-3.8%
97216	390.2	373.2	4.6%

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Southwest Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	156	165	-5.5%
97205	54	63	-14.3%
97219	182	159	14.5%
97221	52	75	-30.7%
97225	59	91	-35.2%
97239	130	131	-0.8%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	807.9	781.4	3.4%
97205	681.9	847.9	-19.6%
97219	782.5	862.7	-9.3%
97221	1,503.2	1,383.0	8.7%
97225	867.3	918	-5.5%
97239	743.1	834	-10.9%
<b>AVERAGE DAYS ON MKT</b>			
97201	72	96	-25.0%
97205	86	86	0
97219	42	60	-30.0%
97221	35	71	-50.7%
97225	47	38	23.7%
97239	97	56	73.2%
<b>SOLD VS. LIST PRICE</b>			
97201	98.7%	97.0%	1.7%
97205	99.2%	96.9%	2.4%
97219	99.9%	99.1%	0.8%
97221	98.9%	98.6%	0.3%
97225	99.5%	99.4%	0.1%
97239	99.9%	100.0%	-0.1%
<b>MONTHS OF INVENTORY</b>			
97201	11.1	11.8	-5.9%
97205	2.8	15.8	-82.3%
97219	2.7	2.7	0
97221	4.3	3.4	26.5%
97225	2.3	3.5	-34.3%
97239	6.8	4.4	54.5%
<b>ABSORPTION RATE</b>			
97201	8.9%	8.4%	5.8%
97205	35.1%	6.3%	454.2%
97219	36.8%	37.1%	-0.8%
97221	23.0%	29.3%	-21.3%
97225	44.0%	28.5%	54.3%
97239	14.6%	22.9%	-36.2%

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Southwest Portland – April 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97201	47	54	-13.0%
97205	60	20	200.0%
97219	167	176	-5.1%
97221	37	64	-42.2%
97225	72	83	-13.3%
97239	74	80	-7.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	500.1	789.4	-36.6%
97205	836.2	810.8	3.1%
97219	713.5	768.2	-7.1%
97221	830.6	914	-9.1%
97225	865.3	801.9	7.9%
97239	728	747.5	-2.6%

BY THE  
*Numbers*  
Beaverton/Hillsboro- April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	30	39	-23.1%
97006	124	97	27.8%
97007	207	202	2.5%
97008	64	35	82.9%
97123	183	205	-10.7%
97124	86	110	-21.8%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97005	452.9	508.5	-10.9%
97006	387.8	433.6	-10.6%
97007	709.7	789.7	-10.1%
97008	479.0	572.3	-16.3%
97123	665.5	628.4	5.9%
97124	662.6	760.9	-12.9%
<b>AVERAGE DAYS ON MKT</b>			
97005	52	33	57.6%
97006	43	44	-2.3%
97007	42	51	-17.6%
97008	31	23	34.8%
97123	58	44	31.8%
97124	72	61	18.0%
<b>SOLD VS. LIST PRICE</b>			
97005	98.9%	100.4%	-1.5%
97006	100.2%	100.2%	-0.1%
97007	99.4%	99.3%	0.1%
97008	100.0%	100.9%	-0.9%
97123	99.4%	100.1%	-0.7%
97124	99.5%	98.3%	1.1%
<b>MONTHS OF INVENTORY</b>			
97005	3.8	2.2	72.7%
97006	3.4	2.8	21.4%
97007	2.7	3.6	-25.0%
97008	2.8	1.4	100.0%
97123	3.1	3.0	3.3%
97124	2.5	2.8	-10.7%

# BY THE Numbers

Beaverton/Hillsboro- April 2026

ABSORPTION RATE			
97005	26.6%	46.1%	-42.2%
97006	29.0%	36.0%	-19.5%
97007	37.6%	27.7%	35.9%
97008	35.9%	71.4%	-49.7%
97123	32.7%	33.1%	-1.1%
97124	40.7%	35.4%	14.8%

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97005	40	62	-35.5%
97006	102	92	10.9%
97007	235	232	1.3%
97008	63	63	0
97123	255	234	9.0%
97124	117	127	-7.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97005	40	62	-35.5%
97006	102	92	10.9%
97007	235	232	1.3%
97008	63	63	0
97123	255	234	9.0%
97124	117	127	-7.9%

**BY THE**  
**Numbers**  
*Tigard/Tualatin Portland – April 2026*

<b>YEAR OVER YEAR</b>	<b>April 2026</b>	<b>April 2025</b>	<b>% CHANGE</b>
<b>AVAILABLE INVENTORY</b>			
97062	53	60	-11.7%
97140	101	123	-17.9%
97223	90	107	-15.9%
97224	173	214	-19.2%
<b>AVERAGE LIST PRICE</b>			
	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	728.6	649.5	12.2%
97140	984.1	1,018.50	-3.4%
97223	668.9	763.2	-12.4%
97224	612.3	665.1	-7.9%
<b>AVERAGE DAYS ON MKT</b>			
97062	29	25	16.0%
97140	50	50	0
97223	62	43	44.2%
97224	68	57	19.3%
<b>SOLD VS. LIST PRICE</b>			
97062	100.4%	100.0%	0.4%
97140	99.4%	99.4%	0.0%
97223	99.7%	98.4%	1.4%
97224	99.8%	99.9%	0.2%
<b>MONTHS OF INVENTORY</b>			
97062	1.5	1.9	-21.1%
97140	1.9	3.2	-40.6%
97223	1.7	2.1	-19.0%
97224	3.5	3.4	2.9%
<b>ABSORPTION RATE</b>			
97062	67.9%	53.3%	27.4%
97140	51.4%	30.8%	66.7%
97223	57.7%	46.7%	23.6%
97224	28.3%	29.4%	-3.8%

BY THE  
*Numbers*

*Tigard/Tualatin Portland – April 2026*

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97062	122	100	22.0%
97140	139	124	12.1%
97223	142	142	0
97224	167	212	-21.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	605.0	697.6	-13.3%
97140	703.7	687.3	2.4%
97223	628.3	655.7	-4.2%
97224	576.5	592.1	-2.6%

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

**Condos by Area**

<b>YEAR OVER YEAR</b>	<b>April 2026</b>	<b>April 2025</b>	<b>% CHANGE</b>
<b>AVAILABLE INVENTORY</b>			
NW Washington Co.	28	35	-20.0%
North	107	100	7.0%
Northeast	113	92	22.8%
Southeast	121	103	17.5%
West	513	534	-3.9%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
NW Washington Co	315.2	346.4	-9.0%
North	331.1	364.9	-9.3%
Northeast	313.5	316.2	-0.9%
Southeast	342.1	334.4	2.3%
West	474.5	506.8	-6.4%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co	172	88	95.5%
North	79	88	-10.2%
Northeast	122	100	22.0%
Southeast	70	98	-28.6%
West	95	82	15.9%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co	98.5%	98.0%	0.6%
North	97.9%	99.0%	-1.1%
Northeast	99.9%	98.4%	1.5%
Southeast	99.3%	99.1%	0.2%
West	98.9%	97.5%	1.5%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co	7.0	5.0	40.0%
North	11.9	7.7	54.5%
Northeast	4.3	3.1	38.7%
Southeast	4.0	2.8	42.9%
West	7.0	9.2	-23.9%
<b>ABSORPTION RATE</b>			
NW Washington Co	14.2%	20.0%	-28.6%
North	8.4%	13.0%	-35.3%
Northeast	23.0%	32.6%	-29.4%
Southeast	24.7%	35.9%	-31.0%
West	14.2%	10.8%	31.0%

BY THE  
*Numbers*  
Portland Condos – April 2026

Condos by Zip Code

YEAR TO DATE	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	93	104	-10.6%
97205	50	54	-7.4%
97209	187	225	-16.9%
97210	46	52	-11.5%
97214	13	14	-7.1%
97229	34	51	-33.3%
97232	15	17	-11.8%
97239	53	40	32.5%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	415.2	449.9	-7.7%
97205	629.3	789.0	-20.2%
97209	477.9	506.6	-5.7%
97210	515.4	505.3	2.0%
97214	382.1	402.1	-5.0%
97229	364.9	371.6	-1.8%
97232	319.4	318.7	0.2%
97239	575.4	500.	15.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	92	142	-35.2%
97205	64	152	-57.9%
97209	130	82	58.5%
97210	133	49	171.4%
97214	5	136	-96.3%
97229	113	88	28.4%
97232	68	74	-8.1%
97239	167	67	149.3%
<b>SOLD VS. LIST PRICE</b>			
97201	97.5%	96.4%	1.2%
97205	99.3%	98.7%	0.7%
97209	99.6%	97.1%	2.5%
97210	98.3%	97.1%	1.2%
97214	100.0%	98.2%	1.7%
97229	98.2%	98.0%	0.2%
97232	100.4%	99.1%	1.4%
97239	97.2%	98.4%	-1.2%

BY THE  
*Numbers*  
Portland Condos – April 2026

MONTHS OF INVENTORY			
97201	11.6	14.9	-22.1%
97205	2.9	27.0	-89.3%
97209	8.1	12.5	-35.2%
97210	4.6	3.7	24.3%
97229	13	7.0	85.7%
97214	4.9	7.3	-32.9%
97232	3.0	17.0	-82.4%
97239	26.5	4.0	562.5%
ABSORPTION RATE			
97201	8.6%	6.7%	27.8%
97205	34.0%	3.7%	818.9%
97209	12.3%	8.0%	53.8%
97210	21.7%	26.9%	-19.2%
97229	7.6%	14.2%	-46.2%
97214	20.5%	13.7%	50.0%
97232	33.3%	5.8%	466.8%
97239	3.7%	25.0%	-84.9%

BY THE  
*Numbers*  
Coast – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97103	74	100	-26.0%
97110	35	33	6.1%
97121	7	7	0
97130	45	38	18.4%
97131	27	32	-15.6%
97138	118	113	4.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97103	532	494.5	7.6%
97110	1,172.3	1,177.1	-0.4%
97121	400.1	386.3	3.6%
97130	715.6	697.3	2.6%
97131	486.9	580.3	-16.1%
97138	718.1	732	-1.9%
<b>AVERAGE DAYS ON MKT</b>			
97103	54	54	0
97110	2	0	100.0%
97121	7	29	-75.9%
97130	2	118	-98.3%
97131	27	57	-52.6%
97138	88	60	46.7%
<b>SOLD VS. LIST PRICE</b>			
97103	99.3%	97.0%	2.4%
97110	100.1%	0	N/A
97121	92.7%	100.0%	-7.3%
97130	101.5%	97.9%	3.7%
97131	98.1%	99.4%	-1.3%
97138	96.9%	98.2%	-1.4%
<b>MONTHS OF INVENTORY</b>			
97103	3.4	5.6	-39.3%
97110	11.7	0	N/A
97121	3.5	7.0	-50.0%
97130	22.5	3.8	492.1%
97131	9.0	4.6	95.7%
97138	5.9	6.3	-6.3%
<b>ABSORPTION RATE</b>			
97103	29.7%	18.0%	65.2%
97110	8.5%	0	100.0%
97121	28.5%	14.2%	99.9%
97130	4.4%	26.3%	-83.1%
97131	11.1%	21.8%	-49.2%
97138	16.9%	15.9%	6.4%

BY THE  
*Numbers*  
Coast – April 2026

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97103	57	57	0
97110	19	7	171.4%
97121	6	4	50.0%
97130	12	16	-25.0%
97131	12	16	-25.0%
97138	54	50	8.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97103	487.5	575.4	-15.3%
97110	920.8	1,047.0	-12.1%
97121	424.2	310.5	36.6%
97130	743.0	833.0	-10.8%
97131	463.5	421.4	10.0%
97138	589.4	562.8	4.7%