

BY THE  
*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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| 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%    |