

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%

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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%

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SOLD VS. LIST PRICE			
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%
MONTHS OF INVENTORY			
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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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%