



# Portland Central

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*North Portland*  
*Northeast Portland*  
*Southeast Portland*  
*Northwest Portland*  
*Southwest Portland*  
*Lake Oswego · West Linn*

# Portland Central

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
<b>North Portland</b>	\$500K	\$425K	\$333	82	90	111	154	8	1.9	100.2%
<b>Northeast Portland</b>	\$594K	\$505K	\$339	160	148	157	164	5	1.0	101.4%
<b>Southeast Portland</b>	\$535K	\$475K	\$345	221	216	285	312	7	1.4	105.4%
<b>Northwest Portland</b>	\$800K	\$554K	\$376	63	53	96	194	11	3.1	95.5%
<b>Southwest Portland</b>	\$719K	\$675K	\$369	127	139	215	326	14	2.6	99.2%
<b>Lake Oswego · West Linn</b>	\$906K	\$935K	\$393	131	114	196	298	12	2.3	97.5%
<b>Region Total</b>	<b>\$656K</b>	<b>\$623K</b>	<b>\$357</b>	<b>784</b>	<b>760</b>	<b>1,060</b>	<b>1,448</b>	<b>8</b>	<b>1.8</b>	<b>100.9%</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**1.9**

→ Seller's Market

Median Days on Market

**8**

41 avg DOM

List-to-Sale Ratio

**100.2%**

▲ Sellers holding price

New Listings

**111**

→ May 2026

Active Listings

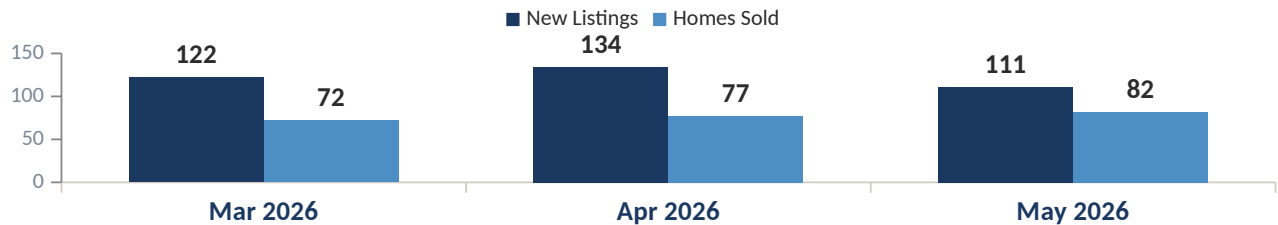
**154**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$425K**

154 active listings at month end

Median Sold Price (Closed May)

**\$500K**

82 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$333**

Based on sold homes with sqft data

NEW LISTINGS

**111**

PENDING

**90**

EXPIRED

**21**

CLOSED SALES

**82**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	17	20.7%	Moderate
<b>\$400K – \$600K</b>	43	52.4%	Highest volume
<b>\$600K – \$800K</b>	16	19.5%	Moderate
<b>\$800K – \$1M</b>	5	6.1%	Limited
<b>\$1M+</b>	1	1.2%	Rare

## By Zip Code

97203 • St. Johns

*Tightest supply*

Closed Sales

**36**

Median Sold Price

**\$477,000**

Avg \$/Sq Ft

**\$344**

Avg DOM

**29 days**

Active Listings

**56**

Months of Supply

**1.6 mos**

Seller's Market

97217 • Kenton / Overlook

*Highest volume*

Closed Sales

**42**

Median Sold Price

**\$515,000**

Avg \$/Sq Ft

**\$324**

Avg DOM

**49 days**

Active Listings

**87**

Months of Supply

**2.1 mos**

Seller's Market

97227 • Eliot / Boise

*Lower activity*

Closed Sales

**4**

Median Sold Price

**\$555,000**

Avg \$/Sq Ft

**\$328**

Avg DOM

**60 days**

Active Listings

**11**

Months of Supply

**2.8 mos**

Seller's Market

# North Portland May Market Stats



Sourced from MLS: North Portland, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97203, 97217, 97227

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$175k-\$200k	2	1	2	1.0	0	3	\$189,450	\$184,450	\$193,500	2.14%	134	90
\$200k-\$225k	9	1	1	9.0	0	1	\$209,000	\$209,000	\$209,000	0.00%	18	74
\$225k-\$250k	12	2	NA	—	0	1	NA	NA	NA	NA	NA	66
\$250k-\$275k	8	3	NA	—	1	0	NA	NA	NA	NA	NA	65
\$275k-\$300k	4	4	2	2.0	2	8	\$299,900	\$299,900	\$312,000	4.03%	28	47
\$300k-\$325k	5	2	1	5.0	2	2	\$319,900	\$299,900	\$300,000	-6.22%	65	46
\$325k-\$350k	9	6	4	2.2	1	12	\$336,225	\$329,100	\$325,725	-3.12%	67	71
\$350k-\$375k	4	2	2	2.0	2	5	\$364,950	\$362,450	\$337,500	-7.52%	57	56
\$375k-\$400k	13	8	9	1.4	2	23	\$392,500	\$371,867	\$384,756	-1.97%	120	49
\$400k-\$425k	9	10	3	3.0	2	8	\$409,967	\$406,633	\$417,237	1.77%	55	39
\$425k-\$450k	9	6	7	1.3	1	23	\$436,971	\$434,828	\$432,729	-0.97%	19	48
\$450k-\$475k	6	9	5	1.2	0	14	\$456,780	\$444,760	\$448,980	-1.71%	30	45
\$475k-\$500k	8	9	9	0.9	0	28	\$493,644	\$488,856	\$511,468	3.61%	18	35
\$500k-\$550k	18	13	14	1.3	0	29	\$535,134	\$524,814	\$537,693	0.48%	42	38
\$550k-\$600k	14	12	6	2.3	3	20	\$581,800	\$580,133	\$594,150	2.12%	8	42
\$600k-\$650k	6	7	5	1.2	2	12	\$623,800	\$620,800	\$630,200	1.03%	18	49
\$650k-\$700k	7	5	2	3.5	2	15	\$664,500	\$649,500	\$642,500	-3.31%	116	65
\$700k-\$750k	7	4	3	2.3	0	10	\$744,633	\$743,300	\$781,633	4.97%	20	48
\$750k-\$800k	1	3	3	0.3	0	8	\$782,667	\$782,667	\$785,587	0.37%	5	57
\$800k-\$900k	1	2	3	0.3	0	6	\$869,967	\$861,300	\$851,667	-2.10%	16	28
\$900k-\$1M	1	1	NA	—	0	0	NA	NA	NA	NA	NA	21
\$1M-\$1.25M	0	1	1	0.0	1	2	\$1,197,000	\$1,197,000	\$1,225,000	2.34%	5	NA
\$1.25M-\$1.5M	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
<b>Market Totals</b>	<b>154</b>	<b>111</b>	<b>82</b>	<b>1.9</b>	<b>21</b>	<b>231</b>	<b>\$511,583</b>	<b>\$504,182</b>	<b>\$513,413</b>	<b>0.36%</b>	<b>43</b>	<b>51</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**1.0**

→ Seller's Market

Median Days on Market

**5**

30 avg DOM

List-to-Sale Ratio

**101.4%**

▲ Sellers holding price

New Listings

**157**

→ May 2026

Active Listings

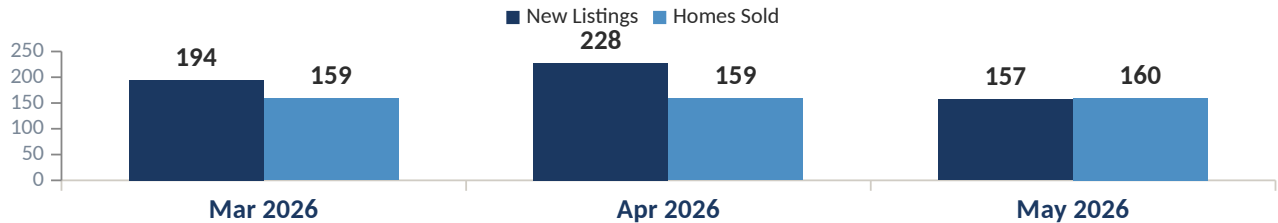
**164**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$505K**

164 active listings at month end

Median Sold Price (Closed May)

**\$594K**

160 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$339**

Based on sold homes with sqft data

NEW LISTINGS

**157**

PENDING

**148**

EXPIRED

**34**

CLOSED SALES

**160**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	29	18.1%	Moderate
<b>\$400K – \$600K</b>	52	32.5%	Highest volume
<b>\$600K – \$800K</b>	37	23.1%	Moderate
<b>\$800K – \$1M</b>	25	15.6%	Moderate
<b>\$1M+</b>	17	10.6%	Limited

## By Zip Code • 1 of 2

97211 • Piedmont / Woodlawn

*Seller's market conditions*

Closed Sales

**34**

Median Sold Price

**\$645,000**

Avg \$/Sq Ft

**\$350**

Avg DOM

**37 days**

Active Listings

**39**

Months of Supply

**1.1 mos**

Seller's Market

97212 • Irvington / Alameda

*Premium price point, fast-moving*

Closed Sales

**29**

Median Sold Price

**\$885,000**

Avg \$/Sq Ft

**\$356**

Avg DOM

**12 days**

Active Listings

**17**

Months of Supply

**0.6 mos**

Seller's Market

97213 • Beaumont / Hollywood

*Highest volume*

Closed Sales

**39**

Median Sold Price

**\$603,000**

Avg \$/Sq Ft

**\$330**

Avg DOM

**24 days**

Active Listings

**40**

Months of Supply

**1.0 mos**

Seller's Market

## By Zip Code • 2 of 2

97232 • Lloyd / Sullivan's Gulch

*Lower activity*

Closed Sales

**10**

Median Sold Price

**\$868,000**

Avg \$/Sq Ft

**\$347**

Avg DOM

**13 days**

Active Listings

**18**

Months of Supply

**1.8 mos**

Seller's Market

97218 • Cully

*Tightest supply, most accessible price point*

Closed Sales

**18**

Median Sold Price

**\$424,000**

Avg \$/Sq Ft

**\$383**

Avg DOM

**55 days**

Active Listings

**9**

Months of Supply

**0.5 mos**

Seller's Market

97220 • Parkrose

*Seller's market conditions*

Closed Sales

**30**

Median Sold Price

**\$428,000**

Avg \$/Sq Ft

**\$293**

Avg DOM

**40 days**

Active Listings

**41**

Months of Supply

**1.4 mos**

Seller's Market

# Northeast Portland May Market Stats

Sourced from MLS: Northeast Portland, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97211, 97212, 97213, 97232, 97218, 97220



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	3	1	NA	—	3	3	NA	NA	NA	NA	NA	79
\$250k-\$275k	5	2	NA	—	0	2	NA	NA	NA	NA	NA	55
\$275k-\$300k	3	0	3	1.0	0	9	\$291,000	\$291,000	\$285,000	-2.06%	30	82
\$300k-\$325k	3	1	3	1.0	0	8	\$309,983	\$299,667	\$300,000	-3.22%	37	49
\$325k-\$350k	6	4	5	1.2	1	11	\$345,560	\$341,360	\$342,760	-0.81%	32	53
\$350k-\$375k	5	3	5	1.0	2	21	\$361,780	\$346,940	\$348,165	-3.76%	78	47
\$375k-\$400k	12	10	7	1.7	1	23	\$383,414	\$383,414	\$381,000	-0.63%	15	46
\$400k-\$425k	7	8	10	0.7	1	22	\$412,670	\$405,670	\$408,312	-1.06%	54	41
\$425k-\$450k	10	13	6	1.7	2	21	\$440,450	\$428,617	\$433,652	-1.54%	65	46
\$450k-\$475k	7	7	6	1.2	4	25	\$459,167	\$445,817	\$465,500	1.38%	55	47
\$475k-\$500k	9	11	16	0.6	1	33	\$488,059	\$479,003	\$495,838	1.59%	48	47
\$500k-\$550k	26	17	11	2.4	0	33	\$526,118	\$521,573	\$531,227	0.97%	52	52
\$550k-\$600k	7	19	12	0.6	0	39	\$578,492	\$568,500	\$575,083	-0.59%	44	34
\$600k-\$650k	6	6	10	0.6	2	33	\$629,785	\$629,785	\$658,850	4.62%	4	41
\$650k-\$700k	7	11	13	0.5	1	36	\$680,292	\$676,446	\$708,256	4.11%	21	39
\$700k-\$750k	10	6	6	1.7	2	23	\$738,815	\$738,815	\$769,083	4.10%	5	52
\$750k-\$800k	7	9	5	1.4	3	22	\$778,600	\$778,600	\$774,600	-0.51%	8	42
\$800k-\$900k	8	8	17	0.5	2	42	\$854,741	\$845,329	\$883,618	3.38%	19	46
\$900k-\$1M	4	4	10	0.4	1	27	\$964,100	\$955,000	\$1,008,554	4.61%	12	44
\$1M-\$1.25M	7	8	6	1.2	1	19	\$1,117,500	\$1,117,500	\$1,168,870	4.60%	6	40
\$1.25M-\$1.5M	1	2	4	0.2	0	13	\$1,356,250	\$1,356,250	\$1,442,500	6.36%	3	49
\$1.5M-\$2M	0	1	2	0.0	0	8	\$1,797,000	\$1,777,000	\$1,712,500	-4.70%	16	NA
\$2M-\$2.5M	0	1	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$2.5M-\$3M	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$3M-\$3.5M	1	1	NA	—	1	0	NA	NA	NA	NA	NA	31
\$3.5M-\$4M	0	0	1	0.0	0	1	\$3,650,000	\$3,325,000	\$3,325,000	-8.90%	420	NA
<b>Market Totals</b>	<b>164</b>	<b>157</b>	<b>160</b>	<b>1.0</b>	<b>34</b>	<b>478</b>	<b>\$659,051</b>	<b>\$650,600</b>	<b>\$670,472</b>	<b>1.73%</b>	<b>35</b>	<b>48</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**1.4**

→ Seller's Market

Median Days on Market

**7**

30 avg DOM

List-to-Sale Ratio

**105.4%**

▲ Sellers holding price

New Listings

**285**

→ May 2026

Active Listings

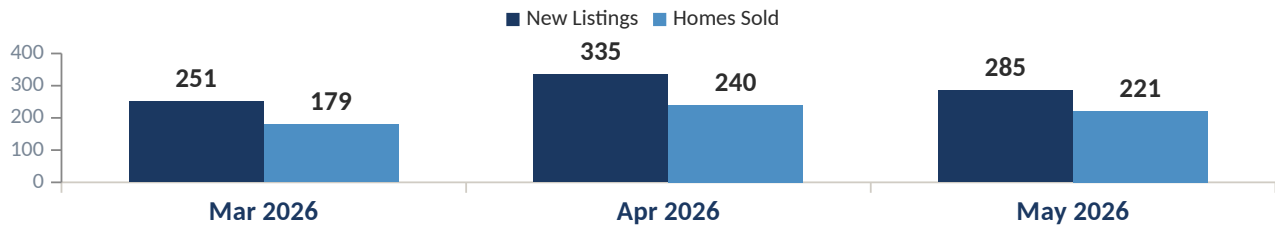
**312**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$475K**

312 active listings at month end

Median Sold Price (Closed May)

**\$535K**

221 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$345**

Based on sold homes with sqft data

NEW LISTINGS

**285**

PENDING

**216**

EXPIRED

**41**

CLOSED SALES

**221**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	35	15.8%	Moderate
<b>\$400K – \$600K</b>	99	44.8%	Highest volume
<b>\$600K – \$800K</b>	44	19.9%	Moderate
<b>\$800K – \$1M</b>	30	13.6%	Limited
<b>\$1M+</b>	13	5.9%	Limited

## By Zip Code • 1 of 3

97202 • Sellwood / Westmoreland

*Tightest supply*

Closed Sales

**57**

Median Sold Price

**\$729,000**

Avg \$/Sq Ft

**\$367**

Avg DOM

**31 days**

Active Listings

**50**

Months of Supply

**0.9 mos**

Seller's Market

97206 • Foster-Powell

*Highest volume*

Closed Sales

**61**

Median Sold Price

**\$465,000**

Avg \$/Sq Ft

**\$348**

Avg DOM

**34 days**

Active Listings

**78**

Months of Supply

**1.3 mos**

Seller's Market

97215 • Mt. Tabor

*Fast-moving*

Closed Sales

**26**

Median Sold Price

**\$648,000**

Avg \$/Sq Ft

**\$385**

Avg DOM

**11 days**

Active Listings

**24**

Months of Supply

**0.9 mos**

Seller's Market

## By Zip Code • 2 of 3

97266 • Lents

*Balanced conditions*

Closed Sales

**16**

Median Sold Price

**\$436,000**

Avg \$/Sq Ft

**\$267**

Avg DOM

**44 days**

Active Listings

**56**

Months of Supply

**3.5 mos**

Balanced

97236 • Powellhurst

*Slower absorption*

Closed Sales

**25**

Median Sold Price

**\$432,000**

Avg \$/Sq Ft

**\$289**

Avg DOM

**52 days**

Active Listings

**59**

Months of Supply

**2.4 mos**

Seller's Market

97214 • Buckman / Hawthorne

*Premium price point*

Closed Sales

**22**

Median Sold Price

**\$790,000**

Avg \$/Sq Ft

**\$348**

Avg DOM

**16 days**

Active Listings

**25**

Months of Supply

**1.1 mos**

Seller's Market

## By Zip Code · 3 of 3

97216 · Mill Park

*Lower activity, most accessible price point*

Closed Sales

**14**

Median Sold Price

**\$428,000**

Avg \$/Sq Ft

**\$348**

Avg DOM

**12 days**

Active Listings

**20**

Months of Supply

**1.4 mos**

Seller's Market

# Southeast Portland May Market Stats



Sourced from MLS: Southeast Portland, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97202, 97206, 97215, 97266, 97236, 97214, 97216

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$175k-\$200k	2	1	NA	—	0	1	NA	NA	NA	NA	NA	44
\$200k-\$225k	1	0	NA	—	1	2	NA	NA	NA	NA	NA	57
\$225k-\$250k	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$250k-\$275k	7	3	2	3.5	1	3	\$262,450	\$261,950	\$236,950	-9.72%	28	52
\$275k-\$300k	17	9	3	5.7	1	25	\$296,267	\$296,267	\$293,383	-0.97%	33	50
\$300k-\$325k	7	7	2	3.5	1	5	\$307,450	\$307,450	\$297,450	-3.25%	28	44
\$325k-\$350k	16	13	9	1.8	6	30	\$344,054	\$324,054	\$333,486	-3.07%	113	36
\$350k-\$375k	13	16	5	2.6	1	27	\$365,740	\$363,740	\$364,420	-0.36%	45	34
\$375k-\$400k	31	24	18	1.7	4	57	\$388,975	\$385,592	\$389,517	0.14%	41	44
\$400k-\$425k	16	16	12	1.3	2	34	\$414,550	\$409,317	\$412,642	-0.46%	16	50
\$425k-\$450k	32	24	23	1.4	3	56	\$438,093	\$430,046	\$433,220	-1.11%	56	46
\$450k-\$475k	8	8	7	1.1	0	34	\$464,000	\$458,271	\$458,455	-1.20%	53	57
\$475k-\$500k	26	28	19	1.4	3	51	\$490,932	\$488,826	\$520,979	6.12%	11	45
\$500k-\$550k	21	29	20	1.1	7	59	\$528,085	\$527,330	\$541,312	2.50%	15	45
\$550k-\$600k	31	28	23	1.3	4	50	\$581,626	\$573,800	\$591,602	1.72%	20	46
\$600k-\$650k	15	10	13	1.2	1	43	\$628,662	\$616,738	\$623,892	-0.76%	57	56
\$650k-\$700k	12	11	8	1.5	1	27	\$678,338	\$666,325	\$728,050	7.33%	65	44
\$700k-\$750k	10	8	10	1.0	0	23	\$733,130	\$728,030	\$752,506	2.64%	11	47
\$750k-\$800k	13	12	7	1.9	0	22	\$773,271	\$770,557	\$795,857	2.92%	9	52
\$800k-\$900k	12	8	17	0.7	3	37	\$861,624	\$857,800	\$875,279	1.58%	11	44
\$900k-\$1M	3	12	12	0.2	0	23	\$957,917	\$941,250	\$958,763	0.09%	25	30
\$1M-\$1.25M	4	7	8	0.5	0	19	\$1,165,000	\$1,161,000	\$1,188,688	2.03%	11	28
\$1.25M-\$1.5M	2	3	1	2.0	0	3	\$1,295,000	\$1,295,000	\$1,560,000	20.46%	6	44
\$1.5M-\$2M	4	3	1	4.0	0	5	\$1,895,000	\$1,895,000	\$1,843,000	-2.74%	4	42
\$2M+	3	3	NA	—	1	0	NA	NA	NA	NA	NA	26
<b>Market Totals</b>	<b>312</b>	<b>285</b>	<b>221</b>	<b>1.4</b>	<b>41</b>	<b>640</b>	<b>\$590,800</b>	<b>\$586,533</b>	<b>\$602,172</b>	<b>1.92%</b>	<b>32</b>	<b>45</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**3.1**

→ Balanced

Median Days on Market

**11**

65 avg DOM

List-to-Sale Ratio

**95.5%**

→ list-to-sale

New Listings

**96**

→ May 2026

Active Listings

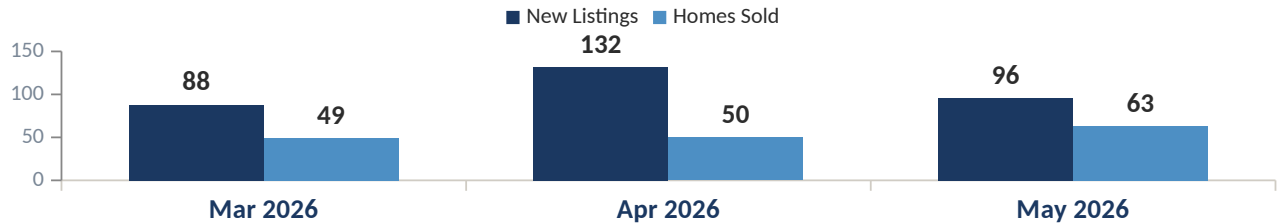
**194**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$554K**

194 active listings at month end

Median Sold Price (Closed May)

**\$800K**

63 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$376**

Based on sold homes with sqft data

NEW LISTINGS

**96**

PENDING

**53**

EXPIRED

**37**

CLOSED SALES

**63**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$500K</b>	20	31.7%	Highest volume
<b>\$500K – \$750K</b>	8	12.7%	Limited
<b>\$750K – \$1M</b>	14	22.2%	Moderate
<b>\$1M – \$1.25M</b>	7	11.1%	Limited
<b>\$1.25M+</b>	14	22.2%	Moderate

## By Zip Code • 1 of 2

97209 • Pearl District

*Most accessible price point*

Closed Sales

**20**

Median Sold Price

**\$348,000**

Avg \$/Sq Ft

**\$368**

Avg DOM

**149 days**

Active Listings

**94**

Months of Supply

**4.7 mos**

Balanced

97210 • Nob Hill / NW Heights

*Seller's market conditions*

Closed Sales

**19**

Median Sold Price

**\$900,000**

Avg \$/Sq Ft

**\$403**

Avg DOM

**24 days**

Active Listings

**48**

Months of Supply

**2.5 mos**

Seller's Market

97221 • West Hills / Sylvan

*Tightest supply, highest volume*

Closed Sales

**21**

Median Sold Price

**\$900,000**

Avg \$/Sq Ft

**\$361**

Avg DOM

**30 days**

Active Listings

**40**

Months of Supply

**1.9 mos**

Seller's Market

## By Zip Code • 2 of 2

97231 • Sauvie Island / Linnton

*Lower activity, luxury dominant*

Closed Sales

**3**

Median Sold Price

**\$1,157,000**

Avg \$/Sq Ft

**\$363**

Avg DOM

**7 days**

Active Listings

**12**

Months of Supply

**4.0 mos**

Balanced

# Northwest Portland May Market Stats



Sourced from MLS: Northwest Portland, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97209, 97210, 97221, 97231

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	14	5	1	14.0	3	3	\$295,000	\$295,000	\$295,000	0.00%	24	57
\$300k-\$325k	7	4	1	7.0	2	4	\$324,950	\$324,950	\$320,000	-1.52%	12	47
\$325k-\$350k	8	2	2	4.0	3	6	\$325,000	\$293,125	\$290,500	-10.62%	1064	57
\$350k-\$375k	7	2	1	7.0	2	3	\$355,000	\$355,000	\$355,000	0.00%	9	59
\$375k-\$400k	8	5	4	2.0	4	7	\$395,725	\$363,000	\$353,750	-10.61%	126	63
\$400k-\$425k	5	1	1	5.0	0	3	\$415,000	\$415,000	\$410,000	-1.20%	5	63
\$425k-\$450k	9	6	NA	—	2	5	NA	NA	NA	NA	NA	50
\$450k-\$475k	2	1	1	2.0	2	5	\$455,000	\$455,000	\$455,000	0.00%	3	56
\$475k-\$500k	3	1	2	1.5	0	7	\$497,450	\$462,000	\$430,000	-13.56%	309	73
\$500k-\$550k	4	1	1	4.0	1	3	\$535,000	\$535,000	\$522,500	-2.34%	16	53
\$550k-\$600k	16	8	NA	—	0	4	NA	NA	NA	NA	NA	52
\$600k-\$650k	5	2	2	2.5	0	6	\$627,000	\$627,000	\$614,000	-2.07%	61	50
\$650k-\$700k	10	7	3	3.3	1	9	\$666,300	\$666,300	\$654,000	-1.85%	21	49
\$700k-\$750k	5	7	1	5.0	2	5	\$715,000	\$715,000	\$739,000	3.36%	3	24
\$750k-\$800k	3	1	3	1.0	0	7	\$793,300	\$781,300	\$778,000	-1.93%	78	56
\$800k-\$900k	10	4	8	1.2	3	20	\$868,000	\$868,000	\$861,250	-0.78%	20	55
\$900k-\$1M	7	0	3	2.3	0	5	\$949,633	\$911,300	\$895,000	-5.75%	108	59
\$1M-\$1.25M	9	5	6	1.5	0	11	\$1,105,833	\$1,084,167	\$1,073,072	-2.96%	44	49
\$1.25M-\$1.5M	13	10	7	1.9	2	15	\$1,369,857	\$1,334,143	\$1,320,500	-3.60%	20	40
\$1.5M-\$2M	8	6	7	1.1	2	12	\$1,667,571	\$1,667,571	\$1,697,857	1.82%	11	41
\$2M-\$2.5M	4	5	1	4.0	0	1	\$2,100,000	\$1,795,000	\$1,415,000	-32.62%	942	22
\$2.5M-\$3M	3	2	1	3.0	0	2	\$2,895,000	\$2,895,000	\$3,000,000	3.63%	2	60
\$3M+	4	1	NA	—	0	0	NA	NA	NA	NA	NA	52
<b>Market Totals</b>	<b>194</b>	<b>96</b>	<b>63</b>	<b>3.1</b>	<b>37</b>	<b>162</b>	<b>\$886,593</b>	<b>\$867,505</b>	<b>\$858,658</b>	<b>-3.15%</b>	<b>106</b>	<b>52</b>

MARKET CONDITIONS

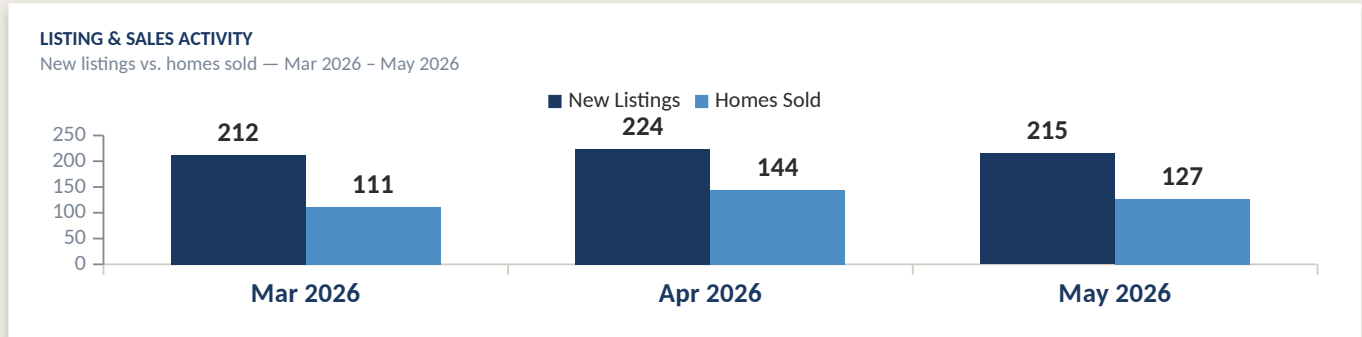
Seller's Market

Balanced

Buyer's Market

<p>Months of Inventory</p> <p><b>2.6</b></p> <p>→ Seller's Market</p>	<p>Median Days on Market</p> <p><b>14</b></p> <p>48 avg DOM</p>	<p>List-to-Sale Ratio</p> <p><b>99.2%</b></p> <p>▲ Sellers holding price</p>	<p>New Listings</p> <p><b>215</b></p> <p>→ May 2026</p>	<p>Active Listings</p> <p><b>326</b></p> <p>Current inventory</p>
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## Market Activity — 3 Month Overview



<p>Median List Price (Active Listings)</p> <p><b>\$675K</b></p> <p>326 active listings at month end</p>	<p>Median Sold Price (Closed May)</p> <p><b>\$719K</b></p> <p>127 homes closed this month</p>	<p>Avg Price Per Sq Ft (Sold Homes)</p> <p><b>\$369</b></p> <p>Based on sold homes with sqft data</p>
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<p>NEW LISTINGS</p> <p><b>215</b></p>	<p>PENDING</p> <p><b>139</b></p>	<p>EXPIRED</p> <p><b>38</b></p>	<p>CLOSED SALES</p> <p><b>127</b></p>
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## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$500K</b>	22	17.3%	Moderate
<b>\$500K – \$750K</b>	47	37.0%	Highest volume
<b>\$750K – \$1M</b>	36	28.3%	Strong
<b>\$1M – \$1.25M</b>	8	6.3%	Limited
<b>\$1.25M+</b>	14	11.0%	Limited

## By Zip Code • 1 of 2

97201 • Downtown SW / PSU

*Most accessible price point*

Closed Sales

**17**

Median Sold Price

**\$375,000**

Avg \$/Sq Ft

**\$316**

Avg DOM

**68 days**

Active Listings

**64**

Months of Supply

**3.8 mos**

Balanced

97205 • West End / Goose Hollow

*Premium price point*

Closed Sales

**11**

Median Sold Price

**\$810,000**

Avg \$/Sq Ft

**\$617**

Avg DOM

**54 days**

Active Listings

**24**

Months of Supply

**2.2 mos**

Seller's Market

97219 • Multnomah / Capitol Hill

*Highest volume*

Closed Sales

**43**

Median Sold Price

**\$719,000**

Avg \$/Sq Ft

**\$341**

Avg DOM

**50 days**

Active Listings

**117**

Months of Supply

**2.7 mos**

Seller's Market

## By Zip Code • 2 of 2

97239 • Hillsdale / Council Crest

*Balanced conditions*

Closed Sales

**22**

Median Sold Price

**\$737,000**

Avg \$/Sq Ft

**\$334**

Avg DOM

**40 days**

Active Listings

**74**

Months of Supply

**3.4 mos**

Balanced

97225 • Raleigh Hills / Garden Home

*Fast-moving*

Closed Sales

**23**

Median Sold Price

**\$750,000**

Avg \$/Sq Ft

**\$371**

Avg DOM

**33 days**

Active Listings

**35**

Months of Supply

**1.5 mos**

Seller's Market

97223 • Raleigh Hills / Garden Home

*Tightest supply, lower activity*

Closed Sales

**11**

Median Sold Price

**\$662,000**

Avg \$/Sq Ft

**\$376**

Avg DOM

**47 days**

Active Listings

**12**

Months of Supply

**1.1 mos**

Seller's Market

# Southwest Portland May Market Stats

Sourced from MLS: Southwest Portland, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97201, 97205, 97219, 97239, 97225, 97223



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$250k-\$275k	8	4	NA	—	3	3	NA	NA	NA	NA	NA	44
\$275k-\$300k	17	1	1	17.0	4	8	\$299,900	\$299,900	\$284,400	-5.17%	35	68
\$300k-\$325k	4	2	1	4.0	1	4	\$317,000	\$317,000	\$317,000	0.00%	16	72
\$325k-\$350k	13	9	NA	—	0	7	NA	NA	NA	NA	NA	50
\$350k-\$375k	3	0	1	3.0	0	2	\$365,000	\$365,000	\$350,000	-4.11%	43	68
\$375k-\$400k	12	8	7	1.7	0	9	\$394,557	\$397,557	\$406,429	3.01%	70	50
\$400k-\$425k	5	3	1	5.0	1	8	\$424,900	\$424,900	\$434,900	2.35%	213	55
\$425k-\$450k	13	10	1	13.0	0	10	\$425,000	\$425,000	\$392,000	-7.76%	15	50
\$450k-\$475k	3	1	2	1.5	0	12	\$464,950	\$434,500	\$428,000	-7.95%	44	66
\$475k-\$500k	4	4	2	2.0	0	10	\$499,000	\$499,000	\$520,000	4.21%	16	34
\$500k-\$550k	9	9	4	2.2	4	17	\$521,250	\$521,250	\$532,500	2.16%	32	57
\$550k-\$600k	23	22	13	1.8	1	36	\$577,185	\$579,185	\$576,989	-0.03%	63	46
\$600k-\$650k	14	11	15	0.9	1	29	\$626,380	\$623,713	\$629,848	0.55%	27	43
\$650k-\$700k	21	17	8	2.6	2	26	\$667,988	\$661,738	\$690,875	3.43%	24	50
\$700k-\$750k	14	11	4	3.5	2	17	\$735,950	\$727,200	\$738,475	0.34%	34	43
\$750k-\$800k	17	13	15	1.1	2	31	\$769,320	\$759,253	\$771,333	0.26%	46	37
\$800k-\$900k	27	17	13	2.1	1	32	\$860,369	\$855,908	\$872,800	1.44%	56	46
\$900k-\$1M	18	15	11	1.6	2	26	\$962,182	\$955,091	\$947,500	-1.53%	25	46
\$1M-\$1.25M	26	16	7	3.7	2	34	\$1,110,843	\$1,109,128	\$1,106,086	-0.43%	30	39
\$1.25M-\$1.5M	19	10	6	3.2	1	17	\$1,316,667	\$1,312,500	\$1,300,000	-1.27%	41	53
\$1.5M-\$2M	16	9	NA	—	2	14	NA	NA	NA	NA	NA	54
\$2M-\$2.5M	6	3	1	6.0	0	4	\$2,299,900	\$2,299,900	\$2,299,918	0.00%	7	55
\$2.5M-\$3M	2	3	2	1.0	1	3	\$2,802,500	\$2,802,500	\$2,752,500	-1.78%	46	14
\$3M-\$3.5M	0	0	2	0.0	0	2	\$3,372,500	\$2,997,500	\$2,675,000	-20.68%	212	NA
\$3.5M-\$4M	0	2	2	0.0	2	2	\$3,887,000	\$3,735,000	\$3,500,000	-9.96%	204	NA
\$4M+	3	2	NA	—	0	0	NA	NA	NA	NA	NA	51
<b>Market Totals</b>	<b>326</b>	<b>215</b>	<b>127</b>	<b>2.6</b>	<b>38</b>	<b>382</b>	<b>\$839,492</b>	<b>\$826,826</b>	<b>\$822,053</b>	<b>-2.08%</b>	<b>56</b>	<b>49</b>

# By The Numbers



MARKET CONDITIONS

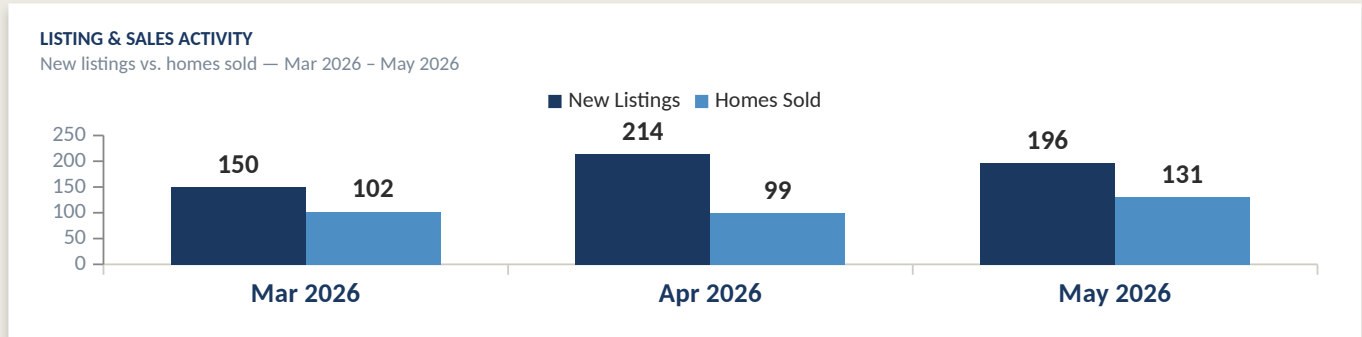
Seller's Market

Balanced

Buyer's Market

Months of Inventory <b>2.3</b> → Seller's Market	Median Days on Market <b>12</b> 47 avg DOM	List-to-Sale Ratio <b>97.5%</b> → list-to-sale	New Listings <b>196</b> → May 2026	Active Listings <b>298</b> Current inventory
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## Market Activity — 3 Month Overview



Median List Price (Active Listings) <b>\$935K</b> 298 active listings at month end	Median Sold Price (Closed May) <b>\$906K</b> 131 homes closed this month	Avg Price Per Sq Ft (Sold Homes) <b>\$393</b> Based on sold homes with sqft data
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NEW LISTINGS <b>196</b>	PENDING <b>114</b>	EXPIRED <b>33</b>	CLOSED SALES <b>131</b>
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## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$500K</b>	11	8.4%	Limited
<b>\$500K – \$750K</b>	22	16.8%	Moderate
<b>\$750K – \$1.25M</b>	61	46.6%	Highest volume
<b>\$1.25M – \$2.5M</b>	29	22.1%	Moderate
<b>\$2.5M+</b>	8	6.1%	Limited

# Market *Deep Dive*



## By Zip Code

97034 · Lake Oswego North

*Lower activity, luxury dominant*

Closed Sales

**34**

Median Sold Price

**\$1,383,000**

Avg \$/Sq Ft

**\$474**

Avg DOM

**52 days**

Active Listings

**98**

Months of Supply

**2.9 mos**

Seller's Market

97035 · Lake Oswego South

*Tightest supply, highest volume*

Closed Sales

**49**

Median Sold Price

**\$900,000**

Avg \$/Sq Ft

**\$395**

Avg DOM

**47 days**

Active Listings

**95**

Months of Supply

**1.9 mos**

Seller's Market

97068 · West Linn

*Most accessible price point*

Closed Sales

**48**

Median Sold Price

**\$826,000**

Avg \$/Sq Ft

**\$333**

Avg DOM

**44 days**

Active Listings

**105**

Months of Supply

**2.2 mos**

Seller's Market

# Lake Oswego - West Linn May Market Stats



Sourced from MLS: Lake Oswego - West Linn, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97034, 97035, 97068

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$350k-\$375k	1	0	NA	—	1	2	NA	NA	NA	NA	NA	77
\$375k-\$400k	6	1	2	3.0	3	4	\$387,000	\$387,000	\$383,130	-1.00%	20	52
\$400k-\$425k	5	2	NA	—	1	4	NA	NA	NA	NA	NA	44
\$425k-\$450k	7	4	NA	—	3	6	NA	NA	NA	NA	NA	50
\$450k-\$475k	3	3	1	3.0	0	1	\$469,000	\$469,000	\$470,000	0.21%	10	38
\$475k-\$500k	6	2	1	6.0	2	4	\$499,000	\$369,000	\$370,000	-25.85%	618	65
\$500k-\$550k	3	0	2	1.5	0	10	\$535,000	\$522,450	\$529,950	-0.94%	204	56
\$550k-\$600k	7	10	6	1.2	1	21	\$577,458	\$571,609	\$572,142	-0.92%	41	35
\$600k-\$650k	5	7	5	1.0	0	9	\$626,500	\$608,500	\$609,400	-2.73%	32	25
\$650k-\$700k	16	11	6	2.7	3	21	\$681,316	\$677,150	\$705,438	3.54%	40	46
\$700k-\$750k	13	5	4	3.2	2	13	\$727,950	\$696,450	\$704,225	-3.26%	136	55
\$750k-\$800k	20	17	11	1.8	0	20	\$784,291	\$773,272	\$780,815	-0.44%	43	40
\$800k-\$900k	23	22	17	1.4	1	35	\$853,670	\$850,729	\$841,308	-1.45%	74	40
\$900k-\$1M	13	6	15	0.9	2	26	\$958,659	\$951,727	\$956,434	-0.23%	12	60
\$1M-\$1.25M	24	14	16	1.5	2	43	\$1,121,431	\$1,079,869	\$1,067,312	-4.83%	72	52
\$1.25M-\$1.5M	31	27	13	2.4	0	32	\$1,347,308	\$1,337,346	\$1,329,536	-1.32%	19	45
\$1.5M-\$2M	34	28	9	3.8	1	29	\$1,722,211	\$1,694,322	\$1,668,878	-3.10%	84	42
\$2M-\$2.5M	13	7	9	1.4	4	17	\$2,334,978	\$2,268,200	\$2,148,911	-7.97%	84	55
\$2.5M-\$3M	12	7	6	2.0	2	13	\$2,655,500	\$2,588,667	\$2,481,167	-6.56%	102	50
\$3M-\$3.5M	5	0	NA	—	0	0	NA	NA	NA	NA	NA	65
\$3.5M-\$4M	7	4	1	7.0	0	1	\$3,675,000	\$3,399,000	\$3,399,000	-7.51%	287	50
\$4M-\$4.5M	2	1	NA	—	0	1	NA	NA	NA	NA	NA	38
\$4.5M-\$5M	4	2	NA	—	1	2	NA	NA	NA	NA	NA	43
\$5M-\$5.5M	2	2	1	2.0	0	1	\$5,195,000	\$5,195,000	\$5,150,000	-0.87%	NA	52
\$5.5M+	4	1	NA	—	2	0	NA	NA	NA	NA	NA	78
<b>Market Totals</b>	<b>298</b>	<b>196</b>	<b>131</b>	<b>2.3</b>	<b>33</b>	<b>332</b>	<b>\$1,163,190</b>	<b>\$1,139,833</b>	<b>\$1,123,808</b>	<b>-3.39%</b>	<b>64</b>	<b>48</b>



# Portland Metro

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*Gresham · Sandy · Troutdale*  
*Nw Washington County*  
*Beaverton · Aloha*  
*Hillsboro · Forest Grove*  
*Tigard · Tualatin · Sherwood*  
*Milwaukie · Happy Valley*

# Portland Metro

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
<b>Gresham · Sandy · Troutdale</b>	\$490K	\$542K	\$291	127	143	168	225	15	1.8	97.8%
<b>Nw Washington County</b>	\$727K	\$698K	\$311	98	96	123	169	23	1.7	98.2%
<b>Beaverton · Aloha</b>	\$520K	\$529K	\$309	148	188	238	330	14	2.2	97.6%
<b>Hillsboro · Forest Grove</b>	\$524K	\$575K	\$303	150	158	220	277	25	1.8	97.3%
<b>Tigard · Tualatin · Sherwood</b>	\$604K	\$672K	\$316	180	243	230	318	15	1.8	98.2%
<b>Milwaukie · Happy Valley</b>	\$565K	\$647K	\$296	173	200	215	310	13	1.8	98.4%
<b>Region Total</b>	<b>\$566K</b>	<b>\$607K</b>	<b>\$304</b>	<b>876</b>	<b>1,028</b>	<b>1,194</b>	<b>1,629</b>	<b>17</b>	<b>1.9</b>	<b>97.9%</b>

# By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**1.8**

→ Seller's Market

Median Days on Market

**15**

47 avg DOM

List-to-Sale Ratio

**97.8%**

→ list-to-sale

New Listings

**168**

→ May 2026

Active Listings

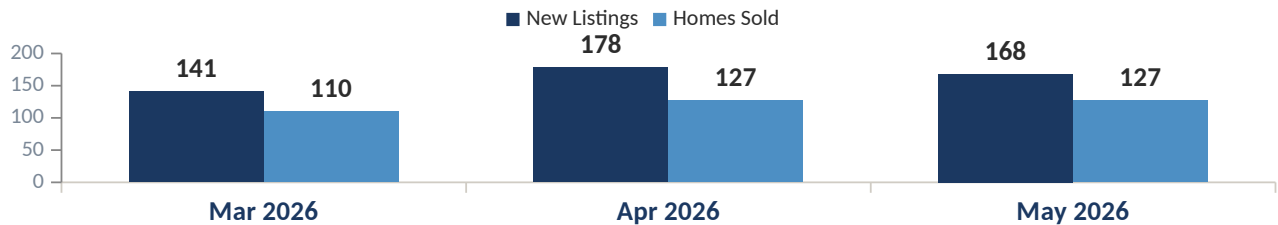
**225**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$542K**

225 active listings at month end

Median Sold Price (Closed May)

**\$490K**

127 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$291**

Based on sold homes with sqft data

NEW LISTINGS

**168**

PENDING

**143**

EXPIRED

**26**

CLOSED SALES

**127**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	26	20.5%	Moderate
<b>\$400K – \$600K</b>	76	59.8%	Highest volume
<b>\$600K – \$800K</b>	20	15.7%	Moderate
<b>\$800K – \$1M</b>	3	2.4%	Rare
<b>\$1M+</b>	2	1.6%	Rare

## By Zip Code · 1 of 2

97080 · Gresham South

*Highest volume*

Closed Sales

**53**

Median Sold Price

**\$490,000**

Avg \$/Sq Ft

**\$279**

Avg DOM

**42 days**

Active Listings

**99**

Months of Supply

**1.9 mos**

Seller's Market

97030 · Gresham North

*Most accessible price point*

Closed Sales

**25**

Median Sold Price

**\$425,000**

Avg \$/Sq Ft

**\$283**

Avg DOM

**63 days**

Active Listings

**37**

Months of Supply

**1.5 mos**

Seller's Market

97055 · Sandy

*Seller's market conditions*

Closed Sales

**18**

Median Sold Price

**\$555,000**

Avg \$/Sq Ft

**\$314**

Avg DOM

**56 days**

Active Listings

**46**

Months of Supply

**2.6 mos**

Seller's Market

## By Zip Code · 2 of 2

97060 · Troutdale

*Tightest supply*

Closed Sales

**22**

Median Sold Price

**\$530,000**

Avg \$/Sq Ft

**\$308**

Avg DOM

**30 days**

Active Listings

**20**

Months of Supply

**0.9 mos**

Seller's Market

97019 · Corbett

*Lower activity, premium price point*

Closed Sales

**2**

Median Sold Price

**\$567,000**

Avg \$/Sq Ft

**\$210**

Avg DOM

**206 days**

Active Listings

**10**

Months of Supply

**5.0 mos**

Balanced

97024 · Fairview

*Fast-moving*

Closed Sales

**7**

Median Sold Price

**\$525,000**

Avg \$/Sq Ft

**\$324**

Avg DOM

**29 days**

Active Listings

**13**

Months of Supply

**1.9 mos**

Seller's Market

# Gresham - Sandy - Troutdale May Market Stats

Sourced from MLS: Gresham - Sandy - Troutdale, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97080, 97030, 97055, 97060, 97019, 97024



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$200k-\$225k	2	3	NA	—	1	2	NA	NA	NA	NA	NA	13
\$225k-\$250k	10	6	NA	—	1	3	NA	NA	NA	NA	NA	50
\$250k-\$275k	1	2	NA	—	2	2	NA	NA	NA	NA	NA	41
\$275k-\$300k	1	2	1	1.0	0	4	\$299,000	\$299,000	\$277,230	-7.28%	55	76
\$300k-\$325k	2	2	2	1.0	0	3	\$309,950	\$292,500	\$282,500	-8.86%	309	30
\$325k-\$350k	4	4	6	0.7	0	8	\$335,298	\$324,482	\$322,665	-3.77%	78	36
\$350k-\$375k	8	7	5	1.6	0	9	\$365,860	\$362,860	\$366,750	0.24%	40	44
\$375k-\$400k	10	10	12	0.8	1	30	\$386,232	\$383,565	\$389,138	0.75%	43	38
\$400k-\$425k	18	7	4	4.5	1	21	\$418,472	\$412,472	\$415,098	-0.81%	22	55
\$425k-\$450k	6	4	11	0.5	1	29	\$435,468	\$424,854	\$427,264	-1.88%	46	64
\$450k-\$475k	11	8	11	1.0	3	36	\$464,399	\$460,122	\$463,912	-0.10%	63	46
\$475k-\$500k	22	21	14	1.6	1	36	\$486,028	\$472,250	\$474,650	-2.34%	67	40
\$500k-\$550k	21	25	22	1.0	5	60	\$531,647	\$524,463	\$522,838	-1.66%	41	41
\$550k-\$600k	19	13	14	1.4	4	44	\$573,301	\$557,128	\$558,035	-2.66%	60	43
\$600k-\$650k	18	14	6	3.0	1	24	\$633,977	\$633,977	\$630,643	-0.53%	15	49
\$650k-\$700k	12	7	5	2.4	1	16	\$678,700	\$667,700	\$655,000	-3.49%	100	43
\$700k-\$750k	4	5	5	0.8	0	10	\$725,311	\$713,592	\$710,200	-2.08%	27	28
\$750k-\$800k	12	7	2	6.0	0	6	\$764,950	\$739,450	\$732,000	-4.31%	96	40
\$800k-\$900k	8	6	3	2.7	1	7	\$868,233	\$803,233	\$785,633	-9.51%	77	54
\$900k-\$1M	14	4	1	14.0	2	5	\$949,900	\$949,900	\$910,000	-4.20%	49	54
\$1M-\$1.25M	8	4	NA	—	0	2	NA	NA	NA	NA	NA	56
\$1.25M-\$1.5M	6	3	2	3.0	0	3	\$1,349,000	\$1,199,450	\$1,174,500	-12.94%	256	43
\$1.5M-\$2M	5	1	NA	—	1	2	NA	NA	NA	NA	NA	56
<b>Market Totals</b>	<b>225</b>	<b>168</b>	<b>127</b>	<b>1.8</b>	<b>26</b>	<b>364</b>	<b>\$521,618</b>	<b>\$509,250</b>	<b>\$508,108</b>	<b>-2.59%</b>	<b>61</b>	<b>46</b>

# By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**1.7**

→ Seller's Market

Median Days on Market

**23**

47 avg DOM

List-to-Sale Ratio

**98.2%**

▲ Sellers holding price

New Listings

**123**

→ May 2026

Active Listings

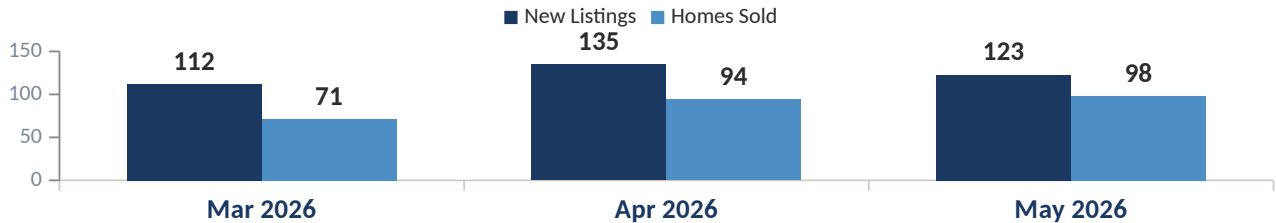
**169**

Current inventory

## Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$698K**

169 active listings at month end

Median Sold Price (Closed May)

**\$727K**

98 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$311**

Based on sold homes with sqft data

NEW LISTINGS

**123**

PENDING

**96**

EXPIRED

**17**

CLOSED SALES

**98**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	9	9.2%	Limited
<b>\$400K – \$600K</b>	23	23.5%	Moderate
<b>\$600K – \$800K</b>	33	33.7%	Highest volume
<b>\$800K – \$1M</b>	28	28.6%	Strong
<b>\$1M+</b>	5	5.1%	Limited

## By Zip Code

97229 • Bethany / Cedar Mill

*Highest volume, premium price point*

Closed Sales

**83**

Median Sold Price

**\$750,000**

Avg \$/Sq Ft

**\$314**

Avg DOM

**48 days**

Active Listings

**143**

Months of Supply

**1.7 mos**

Seller's Market

97133 • North Plains

*Tightest supply, most accessible price point*

Closed Sales

**13**

Median Sold Price

**\$477,000**

Avg \$/Sq Ft

**\$271**

Avg DOM

**46 days**

Active Listings

**16**

Months of Supply

**1.2 mos**

Seller's Market

97106 • Banks

*Lower activity*

Closed Sales

**2**

Median Sold Price

**\$616,000**

Avg \$/Sq Ft

**\$413**

Avg DOM

**6 days**

Active Listings

**10**

Months of Supply

**5.0 mos**

Balanced

# Nw Washington County May Market Stats



Sourced from MLS: Nw Washington County, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97229, 97133, 97106

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	2	1	NA	—	0	1	NA	NA	NA	NA	NA	42
\$300k-\$325k	4	1	NA	—	0	2	NA	NA	NA	NA	NA	58
\$325k-\$350k	3	2	NA	—	0	5	NA	NA	NA	NA	NA	51
\$350k-\$375k	2	1	2	1.0	0	4	\$350,000	\$343,500	\$328,250	-6.21%	170	41
\$375k-\$400k	5	2	2	2.5	0	3	\$389,900	\$364,900	\$364,900	-6.41%	34	53
\$400k-\$425k	1	1	3	0.3	0	8	\$414,900	\$390,267	\$385,600	-7.06%	160	44
\$425k-\$450k	8	7	5	1.6	0	11	\$443,960	\$434,760	\$431,780	-2.74%	83	36
\$450k-\$475k	5	2	2	2.5	0	9	\$465,900	\$462,400	\$462,400	-0.75%	41	41
\$475k-\$500k	8	5	6	1.3	0	19	\$492,531	\$487,531	\$494,550	0.41%	74	45
\$500k-\$550k	6	8	8	0.8	2	13	\$528,887	\$520,325	\$517,431	-2.17%	54	38
\$550k-\$600k	14	7	2	7.0	2	11	\$574,500	\$574,500	\$587,500	2.26%	3	58
\$600k-\$650k	6	5	5	1.2	1	12	\$634,500	\$623,100	\$622,679	-1.86%	39	36
\$650k-\$700k	16	13	7	2.3	0	18	\$681,843	\$681,843	\$690,414	1.26%	8	46
\$700k-\$750k	9	7	7	1.3	1	19	\$736,043	\$727,600	\$727,271	-1.19%	66	38
\$750k-\$800k	9	11	12	0.8	3	30	\$783,558	\$779,808	\$772,794	-1.37%	32	49
\$800k-\$900k	17	11	18	0.9	1	40	\$846,883	\$837,545	\$832,879	-1.65%	71	53
\$900k-\$1M	17	14	11	1.5	2	31	\$950,309	\$934,764	\$922,455	-2.93%	62	45
\$1M-\$1.25M	18	15	3	6.0	1	11	\$1,106,667	\$1,072,500	\$1,100,000	-0.60%	42	36
\$1.25M-\$1.5M	7	3	2	3.5	1	7	\$1,315,000	\$1,315,000	\$1,312,500	-0.19%	24	45
\$1.5M-\$2M	4	2	NA	—	2	2	NA	NA	NA	NA	NA	53
\$2M-\$2.5M	0	2	1	0.0	1	1	\$2,400,000	\$2,400,000	\$2,400,000	0.00%	NA	NA
\$2.5M+	1	0	NA	—	0	0	NA	NA	NA	NA	NA	49
<b>Market Totals</b>	<b>169</b>	<b>123</b>	<b>98</b>	<b>1.7</b>	<b>17</b>	<b>263</b>	<b>\$727,234</b>	<b>\$717,887</b>	<b>\$715,725</b>	<b>-1.58%</b>	<b>58</b>	<b>46</b>

# By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**2.2**

→ Seller's Market

Median Days on Market

**14**

59 avg DOM

List-to-Sale Ratio

**97.6%**

→ list-to-sale

New Listings

**238**

→ May 2026

Active Listings

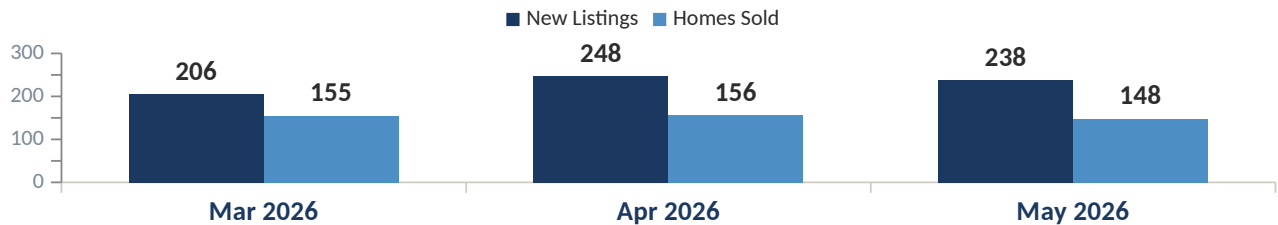
**330**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$529K**

330 active listings at month end

Median Sold Price (Closed May)

**\$520K**

148 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$309**

Based on sold homes with sqft data

NEW LISTINGS

**238**

PENDING

**188**

EXPIRED

**35**

CLOSED SALES

**148**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	31	20.9%	Moderate
<b>\$400K – \$600K</b>	66	44.6%	Highest volume
<b>\$600K – \$800K</b>	41	27.7%	Strong
<b>\$800K – \$1M</b>	9	6.1%	Limited
<b>\$1M+</b>	1	0.7%	Rare

## By Zip Code · 1 of 2

97007 · Beaverton SW / Cooper Mtn

*Highest volume, premium price point*

Closed Sales

**67**

Median Sold Price

**\$640,000**

Avg \$/Sq Ft

**\$304**

Avg DOM

**62 days**

Active Listings

**147**

Months of Supply

**2.2 mos**

Seller's Market

97006 · Beaverton / Aloha

*Slower absorption*

Closed Sales

**17**

Median Sold Price

**\$485,000**

Avg \$/Sq Ft

**\$269**

Avg DOM

**81 days**

Active Listings

**41**

Months of Supply

**2.4 mos**

Seller's Market

97008 · Beaverton / Murray Hill

*Seller's market conditions*

Closed Sales

**20**

Median Sold Price

**\$516,000**

Avg \$/Sq Ft

**\$298**

Avg DOM

**57 days**

Active Listings

**43**

Months of Supply

**2.1 mos**

Seller's Market

## By Zip Code · 2 of 2

97005 · Central Beaverton

*Lower activity, fast-moving*

Closed Sales

**8**

Median Sold Price

**\$492,000**

Avg \$/Sq Ft

**\$399**

Avg DOM

**23 days**

Active Listings

**17**

Months of Supply

**2.1 mos**

Seller's Market

97078 · Aloha West

*Tightest supply*

Closed Sales

**21**

Median Sold Price

**\$482,000**

Avg \$/Sq Ft

**\$341**

Avg DOM

**72 days**

Active Listings

**33**

Months of Supply

**1.6 mos**

Seller's Market

97003 · Aloha / Reedville

*Most accessible price point*

Closed Sales

**15**

Median Sold Price

**\$440,000**

Avg \$/Sq Ft

**\$303**

Avg DOM

**27 days**

Active Listings

**49**

Months of Supply

**3.3 mos**

Balanced

# Beaverton - Aloha May Market Stats

Sourced from MLS: Beaverton · Aloha, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97007, 97006, 97008, 97005, 97078, 97003



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$200k–\$225k	1	1	3	0.3	2	3	\$213,967	\$203,967	\$204,000	-4.66%	58	64
\$225k–\$250k	13	6	2	6.5	0	7	\$232,450	\$194,950	\$195,000	-16.11%	167	49
\$250k–\$275k	11	5	1	11.0	3	6	\$259,900	\$185,000	\$185,000	-28.82%	73	52
\$275k–\$300k	9	5	2	4.5	3	4	\$280,000	\$257,475	\$243,250	-13.12%	69	52
\$300k–\$325k	12	6	5	2.4	0	12	\$313,580	\$311,580	\$310,100	-1.11%	74	53
\$325k–\$350k	15	7	5	3.0	2	16	\$342,960	\$294,380	\$299,095	-12.79%	195	54
\$350k–\$375k	12	5	8	1.5	4	11	\$363,119	\$351,994	\$350,581	-3.45%	81	57
\$375k–\$400k	15	7	5	3.0	1	17	\$389,680	\$379,080	\$375,800	-3.56%	48	57
\$400k–\$425k	12	14	5	2.4	1	13	\$412,980	\$408,980	\$407,400	-1.35%	20	43
\$425k–\$450k	14	9	8	1.8	1	24	\$438,412	\$438,412	\$441,688	0.75%	28	49
\$450k–\$475k	7	6	7	1.0	0	20	\$462,127	\$453,984	\$456,418	-1.24%	81	59
\$475k–\$500k	15	15	10	1.5	2	31	\$491,600	\$493,710	\$497,380	1.18%	21	37
\$500k–\$550k	38	22	21	1.8	3	64	\$520,138	\$509,898	\$516,171	-0.76%	47	53
\$550k–\$600k	25	33	18	1.4	0	58	\$580,003	\$562,556	\$562,522	-3.01%	93	43
\$600k–\$650k	28	19	15	1.9	5	46	\$632,666	\$631,000	\$639,860	1.14%	40	47
\$650k–\$700k	30	28	8	3.8	4	32	\$671,870	\$659,982	\$657,182	-2.19%	71	43
\$700k–\$750k	18	11	8	2.2	2	30	\$730,114	\$725,989	\$722,364	-1.06%	40	52
\$750k–\$800k	20	13	5	4.0	0	30	\$775,580	\$761,560	\$760,200	-1.98%	98	46
\$800k–\$900k	18	10	8	2.2	1	16	\$842,862	\$821,300	\$814,550	-3.36%	40	50
\$900k–\$1M	6	7	2	3.0	0	10	\$969,495	\$978,995	\$960,000	-0.98%	45	48
\$1M–\$1.25M	4	3	1	4.0	1	5	\$1,015,000	\$799,000	\$799,000	-21.28%	906	32
\$1.25M–\$1.5M	2	1	1	2.0	0	1	\$1,350,000	\$1,350,000	\$1,335,000	-1.11%	6	59
\$1.5M+	1	1	NA	—	0	0	NA	NA	NA	NA	NA	25
<b>Market Totals</b>	<b>330</b>	<b>238</b>	<b>148</b>	<b>2.2</b>	<b>35</b>	<b>459</b>	<b>\$545,807</b>	<b>\$533,661</b>	<b>\$534,547</b>	<b>-2.06%</b>	<b>68</b>	<b>49</b>

# By The Numbers



MARKET CONDITIONS

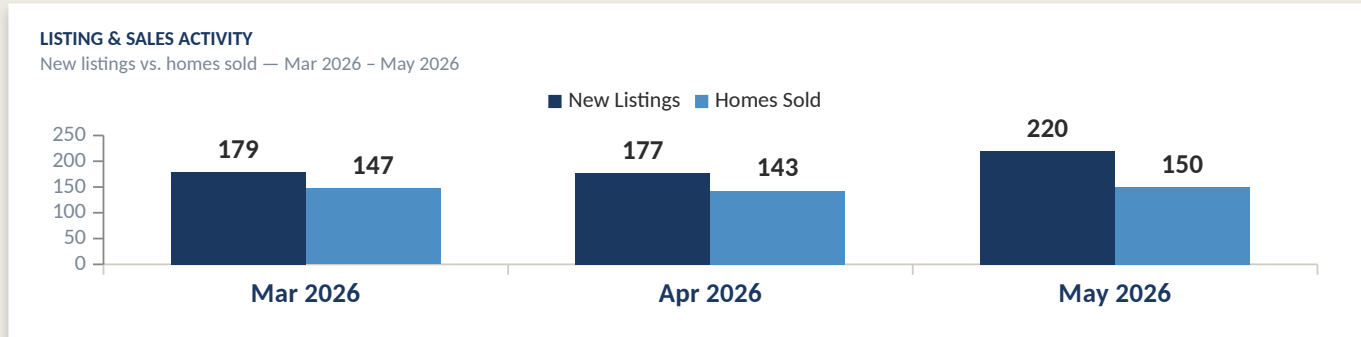
Seller's Market

Balanced

Buyer's Market

Months of Inventory <b>1.8</b> → Seller's Market	Median Days on Market <b>25</b> 67 avg DOM	List-to-Sale Ratio <b>97.3%</b> → list-to-sale	New Listings <b>220</b> → May 2026	Active Listings <b>277</b> Current inventory
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## Market Activity — 3 Month Overview



Median List Price (Active Listings) <b>\$575K</b> 277 active listings at month end	Median Sold Price (Closed May) <b>\$524K</b> 150 homes closed this month	Avg Price Per Sq Ft (Sold Homes) <b>\$303</b> Based on sold homes with sqft data
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NEW LISTINGS <b>220</b>	PENDING <b>158</b>	EXPIRED <b>25</b>	CLOSED SALES <b>150</b>
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## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	17	11.3%	Limited
<b>\$400K – \$600K</b>	91	60.7%	Highest volume
<b>\$600K – \$800K</b>	30	20.0%	Moderate
<b>\$800K – \$1M</b>	7	4.7%	Rare
<b>\$1M+</b>	5	3.3%	Rare

## By Zip Code · 1 of 2

97123 · Hillsboro South

*Highest volume*

Closed Sales

**57**

Median Sold Price

**\$515,000**

Avg \$/Sq Ft

**\$292**

Avg DOM

**68 days**

Active Listings

**119**

Months of Supply

**2.1 mos**

Seller's Market

97124 · Hillsboro North

*Tightest supply*

Closed Sales

**45**

Median Sold Price

**\$552,000**

Avg \$/Sq Ft

**\$315**

Avg DOM

**39 days**

Active Listings

**68**

Months of Supply

**1.5 mos**

Seller's Market

97116 · Forest Grove

*Seller's market conditions*

Closed Sales

**30**

Median Sold Price

**\$527,000**

Avg \$/Sq Ft

**\$293**

Avg DOM

**68 days**

Active Listings

**55**

Months of Supply

**1.8 mos**

Seller's Market

## By Zip Code · 2 of 2

97113 · Cornelius

*Lower activity, slower absorption*

Closed Sales

**18**

Median Sold Price

**\$502,000**

Avg \$/Sq Ft

**\$320**

Avg DOM

**133 days**

Active Listings

**35**

Months of Supply

**1.9 mos**

Seller's Market

# Hillsboro - Forest Grove May Market Stats



Sourced from MLS: Hillsboro - Forest Grove, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97123, 97124, 97116, 97113

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	2	1	1	2.0	0	2	\$230,000	\$205,000	\$205,000	-10.87%	90	31
\$250k-\$275k	1	0	NA	—	0	0	NA	NA	NA	NA	NA	99
\$275k-\$300k	1	0	2	0.5	1	2	\$292,000	\$289,500	\$285,500	-2.23%	33	58
\$300k-\$325k	3	2	1	3.0	0	3	\$315,000	\$299,900	\$285,000	-9.52%	35	63
\$325k-\$350k	5	3	2	2.5	1	11	\$326,250	\$325,000	\$322,500	-1.15%	28	53
\$350k-\$375k	13	10	2	6.5	1	7	\$361,225	\$341,750	\$339,750	-5.95%	225	39
\$375k-\$400k	16	9	6	2.7	1	14	\$390,567	\$382,233	\$358,917	-8.10%	27	44
\$400k-\$425k	10	3	9	1.1	3	27	\$412,544	\$407,766	\$404,999	-1.83%	21	55
\$425k-\$450k	13	12	13	1.0	2	39	\$439,500	\$432,577	\$437,061	-0.55%	43	49
\$450k-\$475k	13	15	11	1.2	3	39	\$460,233	\$458,687	\$460,015	-0.05%	23	27
\$475k-\$500k	18	13	13	1.4	0	35	\$491,865	\$480,696	\$485,853	-1.22%	50	44
\$500k-\$550k	29	24	25	1.2	2	89	\$523,637	\$508,481	\$510,254	-2.56%	73	45
\$550k-\$600k	31	29	20	1.6	6	57	\$583,555	\$570,099	\$569,002	-2.49%	61	40
\$600k-\$650k	40	24	11	3.6	2	32	\$624,872	\$613,977	\$615,542	-1.49%	59	42
\$650k-\$700k	27	23	11	2.5	1	25	\$679,740	\$665,607	\$662,165	-2.59%	83	40
\$700k-\$750k	11	18	7	1.6	0	13	\$725,429	\$708,984	\$707,621	-2.45%	47	50
\$750k-\$800k	8	5	4	2.0	0	11	\$787,450	\$769,950	\$756,200	-3.97%	131	49
\$800k-\$900k	14	12	3	4.7	0	11	\$855,630	\$857,296	\$883,165	3.22%	127	38
\$900k-\$1M	1	3	4	0.2	1	9	\$952,400	\$933,700	\$921,250	-3.27%	114	49
\$1M-\$1.25M	8	6	NA	—	0	3	NA	NA	NA	NA	NA	49
\$1.25M-\$1.5M	5	4	3	1.7	0	5	\$1,386,667	\$1,386,667	\$1,376,667	-0.72%	7	34
\$1.5M-\$2M	3	2	NA	—	0	4	NA	NA	NA	NA	NA	47
\$2M-\$2.5M	0	0	NA	—	1	0	NA	NA	NA	NA	NA	NA
\$2.5M-\$3M	1	0	1	1.0	0	1	\$2,500,000	\$1,999,000	\$1,800,000	-28.00%	281	73
\$3M-\$3.5M	1	1	NA	—	0	0	NA	NA	NA	NA	NA	26
\$3.5M-\$4M	1	0	1	1.0	0	1	\$3,500,000	\$1,700,000	\$1,670,000	-52.29%	1173	55
<b>Market Totals</b>	<b>277</b>	<b>220</b>	<b>150</b>	<b>1.8</b>	<b>25</b>	<b>440</b>	<b>\$597,384</b>	<b>\$571,311</b>	<b>\$568,972</b>	<b>-4.76%</b>	<b>68</b>	<b>43</b>

# By The Numbers

May 2026



MARKET CONDITIONS

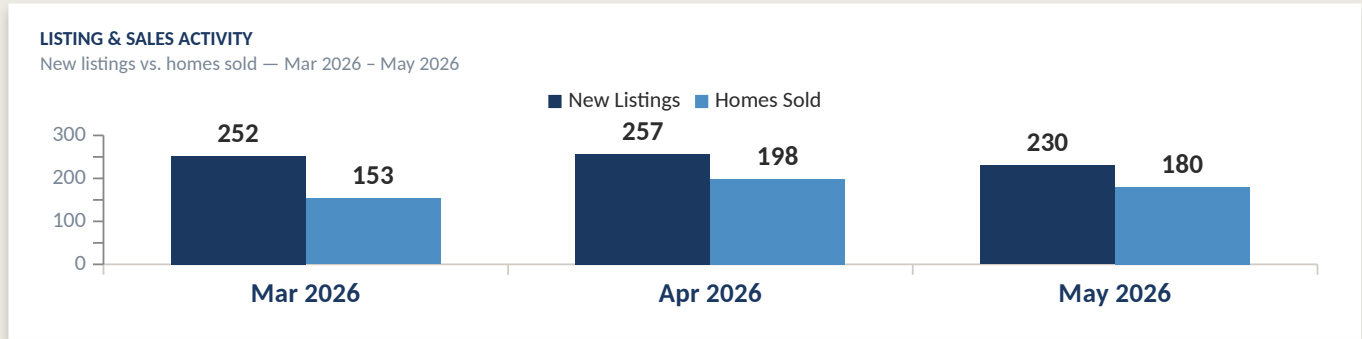
Seller's Market

Balanced

Buyer's Market

Months of Inventory <b>1.8</b> → Seller's Market	Median Days on Market <b>15</b> 48 avg DOM	List-to-Sale Ratio <b>98.2%</b> ▲ Sellers holding price	New Listings <b>230</b> → May 2026	Active Listings <b>318</b> Current inventory
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## Market Activity — 3 Month Overview



Median List Price (Active Listings) <b>\$672K</b> 318 active listings at month end	Median Sold Price (Closed May) <b>\$604K</b> 180 homes closed this month	Avg Price Per Sq Ft (Sold Homes) <b>\$316</b> Based on sold homes with sqft data
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NEW LISTINGS <b>230</b>	PENDING <b>243</b>	EXPIRED <b>35</b>	CLOSED SALES <b>180</b>
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## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	21	11.7%	Limited
<b>\$400K – \$600K</b>	67	37.2%	Strong
<b>\$600K – \$800K</b>	69	38.3%	Highest volume
<b>\$800K – \$1M</b>	11	6.1%	Limited
<b>\$1M+</b>	12	6.7%	Limited

# Market *Deep Dive*



## By Zip Code · 1 of 2

97223 · Tigard / Metzger

*Lower activity, fast-moving*

Closed Sales

**26**

Median Sold Price

**\$594,000**

Avg \$/Sq Ft

**\$344**

Avg DOM

**27 days**

Active Listings

**54**

Months of Supply

**2.1 mos**

Seller's Market

97224 · Tigard / Bull Mtn

*Highest volume*

Closed Sales

**61**

Median Sold Price

**\$593,000**

Avg \$/Sq Ft

**\$306**

Avg DOM

**62 days**

Active Listings

**96**

Months of Supply

**1.6 mos**

Seller's Market

97062 · Tualatin

*Tightest supply, most accessible price point*

Closed Sales

**32**

Median Sold Price

**\$568,000**

Avg \$/Sq Ft

**\$309**

Avg DOM

**28 days**

Active Listings

**36**

Months of Supply

**1.1 mos**

Seller's Market

## By Zip Code · 2 of 2

97140 · Sherwood

*Seller's market conditions*

Closed Sales

**31**

Median Sold Price

**\$660,000**

Avg \$/Sq Ft

**\$326**

Avg DOM

**46 days**

Active Listings

**53**

Months of Supply

**1.7 mos**

Seller's Market

97070 · Wilsonville

*Premium price point*

Closed Sales

**30**

Median Sold Price

**\$678,000**

Avg \$/Sq Ft

**\$308**

Avg DOM

**63 days**

Active Listings

**79**

Months of Supply

**2.6 mos**

Seller's Market

# Tigard - Tualatin - Sherwood May Market Stats

Sourced from MLS: Tigard - Tualatin - Sherwood, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97223, 97224, 97062, 97140, 97070



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	5	1	1	5.0	0	4	\$249,500	\$249,500	\$245,000	-1.80%	144	59
\$250k-\$275k	8	6	NA	—	0	3	NA	NA	NA	NA	NA	39
\$275k-\$300k	1	0	4	0.2	1	12	\$283,250	\$266,000	\$266,000	-6.09%	82	44
\$300k-\$325k	7	3	1	7.0	2	4	\$300,000	\$300,000	\$300,000	0.00%	14	45
\$325k-\$350k	7	4	2	3.5	0	8	\$334,950	\$318,950	\$308,500	-7.90%	85	53
\$350k-\$375k	9	7	3	3.0	1	6	\$370,467	\$357,133	\$355,000	-4.18%	51	46
\$375k-\$400k	8	3	5	1.6	5	12	\$393,580	\$380,960	\$379,380	-3.61%	38	67
\$400k-\$425k	7	4	4	1.8	0	14	\$414,875	\$396,125	\$390,000	-6.00%	113	38
\$425k-\$450k	3	5	11	0.3	0	26	\$436,480	\$425,643	\$419,625	-3.86%	68	40
\$450k-\$475k	6	7	3	2.0	1	8	\$464,933	\$449,300	\$445,967	-4.08%	22	23
\$475k-\$500k	7	4	7	1.0	2	20	\$485,627	\$483,484	\$491,270	1.16%	11	44
\$500k-\$550k	18	21	18	1.0	3	50	\$534,078	\$532,689	\$534,722	0.12%	22	44
\$550k-\$600k	25	29	27	0.9	4	74	\$581,933	\$573,721	\$578,273	-0.63%	42	41
\$600k-\$650k	30	23	23	1.3	1	58	\$626,043	\$621,704	\$626,030	-0.00%	41	51
\$650k-\$700k	24	17	18	1.3	2	52	\$670,768	\$663,740	\$666,946	-0.57%	38	55
\$700k-\$750k	34	25	12	2.8	1	33	\$731,798	\$718,262	\$712,612	-2.62%	54	43
\$750k-\$800k	35	22	9	3.9	3	42	\$773,974	\$760,641	\$757,319	-2.15%	104	49
\$800k-\$900k	26	16	12	2.2	4	47	\$841,532	\$813,484	\$806,382	-4.18%	114	52
\$900k-\$1M	15	12	6	2.5	1	20	\$958,678	\$939,883	\$952,900	-0.60%	84	43
\$1M-\$1.25M	13	10	4	3.2	0	15	\$1,039,539	\$1,007,028	\$995,654	-4.22%	32	49
\$1.25M-\$1.5M	6	4	5	1.2	1	13	\$1,299,400	\$1,207,580	\$1,241,300	-4.47%	171	40
\$1.5M-\$2M	7	4	2	3.5	0	3	\$1,587,500	\$1,537,400	\$1,582,400	-0.32%	42	53
\$2M-\$2.5M	8	2	NA	—	0	1	NA	NA	NA	NA	NA	57
\$2.5M-\$3M	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$3M-\$3.5M	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$3.5M-\$4M	0	0	NA	—	1	1	NA	NA	NA	NA	NA	NA
\$4M+	3	0	NA	—	0	0	NA	NA	NA	NA	NA	80
<b>Market Totals</b>	<b>318</b>	<b>230</b>	<b>180</b>	<b>1.8</b>	<b>35</b>	<b>531</b>	<b>\$636,349</b>	<b>\$623,242</b>	<b>\$625,038</b>	<b>-1.78%</b>	<b>56</b>	<b>48</b>

# By The Numbers

May 2026



MARKET CONDITIONS

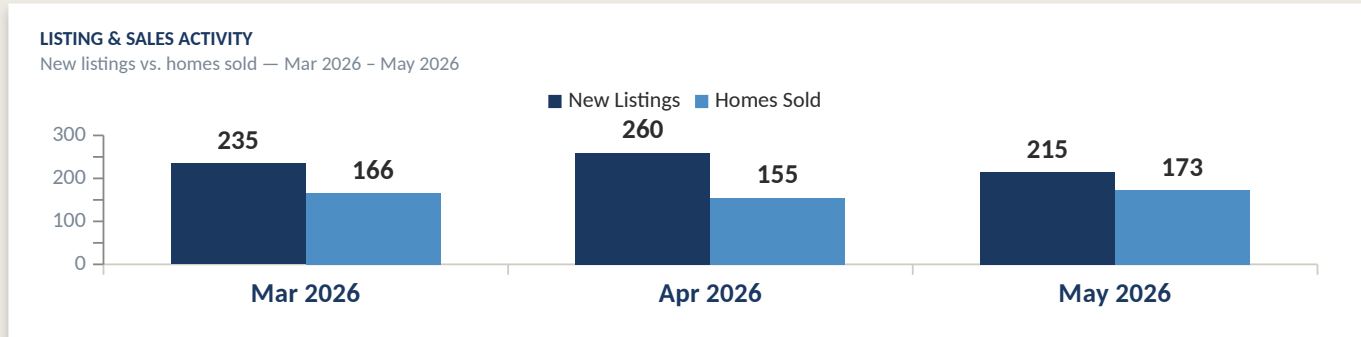
Seller's Market

Balanced

Buyer's Market

<p>Months of Inventory</p> <p><b>1.8</b></p> <p>→ Seller's Market</p>	<p>Median Days on Market</p> <p><b>13</b></p> <p>42 avg DOM</p>	<p>List-to-Sale Ratio</p> <p><b>98.4%</b></p> <p>▲ Sellers holding price</p>	<p>New Listings</p> <p><b>215</b></p> <p>→ May 2026</p>	<p>Active Listings</p> <p><b>310</b></p> <p>Current inventory</p>
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## Market Activity — 3 Month Overview



<p>Median List Price (Active Listings)</p> <p><b>\$647K</b></p> <p>310 active listings at month end</p>	<p>Median Sold Price (Closed May)</p> <p><b>\$565K</b></p> <p>173 homes closed this month</p>	<p>Avg Price Per Sq Ft (Sold Homes)</p> <p><b>\$296</b></p> <p>Based on sold homes with sqft data</p>
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<p>NEW LISTINGS</p> <p><b>215</b></p>	<p>PENDING</p> <p><b>200</b></p>	<p>EXPIRED</p> <p><b>60</b></p>	<p>CLOSED SALES</p> <p><b>173</b></p>
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## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	21	12.1%	Limited
<b>\$400K – \$600K</b>	74	42.8%	Highest volume
<b>\$600K – \$800K</b>	57	32.9%	Strong
<b>\$800K – \$1M</b>	13	7.5%	Limited
<b>\$1M+</b>	8	4.6%	Rare

## By Zip Code · 1 of 3

97222 · Milwaukie

*Tightest supply, most accessible price point*

Closed Sales

**34**

Median Sold Price

**\$498,000**

Avg \$/Sq Ft

**\$295**

Avg DOM

**57 days**

Active Listings

**26**

Months of Supply

**0.8 mos**

Seller's Market

97267 · Oak Grove

*Fast-moving*

Closed Sales

**35**

Median Sold Price

**\$525,000**

Avg \$/Sq Ft

**\$321**

Avg DOM

**17 days**

Active Listings

**51**

Months of Supply

**1.5 mos**

Seller's Market

97086 · Happy Valley

*Highest volume*

Closed Sales

**44**

Median Sold Price

**\$690,000**

Avg \$/Sq Ft

**\$276**

Avg DOM

**34 days**

Active Listings

**99**

Months of Supply

**2.2 mos**

Seller's Market

## By Zip Code · 2 of 3

97015 · Clackamas

*Seller's market conditions*

Closed Sales

**21**

Median Sold Price

**\$639,000**

Avg \$/Sq Ft

**\$295**

Avg DOM

**23 days**

Active Listings

**28**

Months of Supply

**1.3 mos**

Seller's Market

97089 · Damascus

*Premium price point*

Closed Sales

**9**

Median Sold Price

**\$735,000**

Avg \$/Sq Ft

**\$284**

Avg DOM

**31 days**

Active Listings

**33**

Months of Supply

**3.7 mos**

Balanced

97027 · Gladstone

*Lower activity*

Closed Sales

**7**

Median Sold Price

**\$525,000**

Avg \$/Sq Ft

**\$356**

Avg DOM

**21 days**

Active Listings

**16**

Months of Supply

**2.3 mos**

Seller's Market

## By Zip Code · 3 of 3

97023 · Estacada

*Slower absorption*

Closed Sales

**23**

Median Sold Price

**\$515,000**

Avg \$/Sq Ft

**\$286**

Avg DOM

**101 days**

Active Listings

**57**

Months of Supply

**2.5 mos**

Seller's Market

# Milwaukie - Happy Valley May Market Stats

Sourced from MLS: Milwaukie - Happy Valley, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97222, 97267, 97086, 97015, 97089, 97027, 97023



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	2	3	NA	—	1	1	NA	NA	NA	NA	NA	52
\$250k-\$275k	1	1	3	0.3	0	3	\$250,000	\$250,000	\$258,333	3.33%	173	22
\$275k-\$300k	0	1	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$300k-\$325k	1	2	3	0.3	0	5	\$310,000	\$285,417	\$254,000	-18.06%	102	86
\$325k-\$350k	2	1	3	0.7	1	5	\$334,633	\$334,633	\$326,000	-2.58%	11	70
\$350k-\$375k	4	4	1	4.0	0	3	\$350,000	\$350,000	\$358,000	2.29%	6	52
\$375k-\$400k	10	7	5	2.0	2	20	\$388,100	\$401,100	\$404,000	4.10%	7	44
\$400k-\$425k	10	8	8	1.2	0	17	\$410,481	\$406,719	\$410,125	-0.09%	29	56
\$425k-\$450k	9	6	13	0.7	2	34	\$436,425	\$415,185	\$412,062	-5.58%	59	54
\$450k-\$475k	10	7	10	1.0	0	28	\$462,661	\$459,561	\$467,412	1.03%	26	36
\$475k-\$500k	13	11	17	0.8	6	50	\$492,077	\$488,930	\$501,256	1.87%	29	47
\$500k-\$550k	22	17	15	1.5	6	46	\$526,677	\$518,711	\$525,484	-0.23%	44	46
\$550k-\$600k	34	31	19	1.8	5	55	\$575,634	\$563,747	\$565,514	-1.76%	47	52
\$600k-\$650k	38	22	16	2.4	3	62	\$630,171	\$621,388	\$621,274	-1.41%	51	51
\$650k-\$700k	38	25	15	2.5	3	50	\$676,171	\$659,409	\$661,931	-2.11%	101	51
\$700k-\$750k	33	15	14	2.4	4	27	\$733,794	\$730,662	\$727,176	-0.90%	46	53
\$750k-\$800k	17	10	8	2.1	11	24	\$770,836	\$761,010	\$743,448	-3.55%	34	48
\$800k-\$900k	20	13	10	2.0	10	32	\$853,704	\$855,407	\$843,114	-1.24%	13	48
\$900k-\$1M	16	12	4	4.0	3	11	\$936,250	\$918,750	\$909,030	-2.91%	67	52
\$1M-\$1.25M	11	10	5	2.2	2	6	\$1,101,600	\$1,075,400	\$1,061,000	-3.69%	46	39
\$1.25M-\$1.5M	6	6	2	3.0	0	8	\$1,317,500	\$1,317,500	\$1,310,000	-0.57%	5	43
\$1.5M-\$2M	3	0	1	3.0	0	4	\$1,599,000	\$1,350,000	\$1,400,000	-12.45%	54	70
\$2M-\$2.5M	2	1	NA	—	0	0	NA	NA	NA	NA	NA	54
\$2.5M-\$3M	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$3M-\$3.5M	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$3.5M-\$4M	0	0	1	0.0	0	1	\$3,890,000	\$3,490,000	\$2,800,000	-28.02%	607	NA
<b>Market Totals</b>	<b>310</b>	<b>215</b>	<b>173</b>	<b>1.8</b>	<b>60</b>	<b>494</b>	<b>\$626,243</b>	<b>\$614,150</b>	<b>\$610,075</b>	<b>-2.58%</b>	<b>50</b>	<b>50</b>



# Coast

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*Clatsop County*  
*Tillamook County*

# Coast

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
<b>Clatsop County</b>	\$572K	\$627K	\$391	50	59	99	140	14	2.8	95.9%
<b>Tillamook County</b>	\$512K	\$585K	\$397	30	42	81	154	30	5.1	96.5%
<b>Region Total</b>	<b>\$550K</b>	<b>\$605K</b>	<b>\$393</b>	<b>80</b>	<b>101</b>	<b>180</b>	<b>294</b>	<b>20</b>	<b>3.7</b>	<b>96.1%</b>

MARKET CONDITIONS

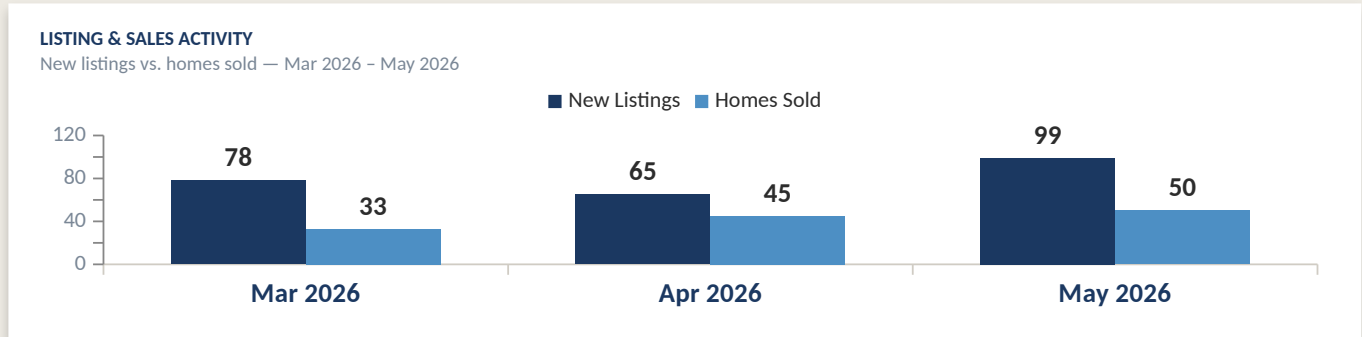
Seller's Market

Balanced

Buyer's Market

<p>Months of Inventory</p> <h2>2.8</h2> <p>→ Seller's Market</p>	<p>Median Days on Market</p> <h2>14</h2> <p>58 avg DOM</p>	<p>List-to-Sale Ratio</p> <h2>95.9%</h2> <p>→ list-to-sale</p>	<p>New Listings</p> <h2>99</h2> <p>→ May 2026</p>	<p>Active Listings</p> <h2>140</h2> <p>Current inventory</p>
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### Market Activity — 3 Month Overview



<p>Median List Price (Active Listings)</p> <h2>\$627K</h2> <p>140 active listings at month end</p>	<p>Median Sold Price (Closed May)</p> <h2>\$572K</h2> <p>50 homes closed this month</p>	<p>Avg Price Per Sq Ft (Sold Homes)</p> <h2>\$391</h2> <p>Based on sold homes with sqft data</p>
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<p>NEW LISTINGS</p> <h2>99</h2>	<p>PENDING</p> <h2>59</h2>	<p>EXPIRED</p> <h2>15</h2>	<p>CLOSED SALES</p> <h2>50</h2>
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### Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	8	16.0%	Moderate
<b>\$400K – \$600K</b>	21	42.0%	Highest volume
<b>\$600K – \$800K</b>	12	24.0%	Moderate
<b>\$800K – \$1M</b>	4	8.0%	Limited
<b>\$1M+</b>	5	10.0%	Limited

## By Zip Code • 1 of 2

97103 • Astoria

*Highest volume*

Closed Sales

**20**

Median Sold Price

**\$557,000**

Avg \$/Sq Ft

**\$324**

Avg DOM

**29 days**

Active Listings

**36**

Months of Supply

**1.8 mos**

Seller's Market

97138 • Seaside / Gearhart

*Slower absorption*

Closed Sales

**16**

Median Sold Price

**\$572,000**

Avg \$/Sq Ft

**\$402**

Avg DOM

**94 days**

Active Listings

**55**

Months of Supply

**3.4 mos**

Balanced

97146 • Warrenton

*Balanced conditions*

Closed Sales

**7**

Median Sold Price

**\$479,000**

Avg \$/Sq Ft

**\$314**

Avg DOM

**55 days**

Active Listings

**25**

Months of Supply

**3.6 mos**

Balanced

## By Zip Code • 2 of 2

97110 • Cannon Beach

*Premium price point*

Closed Sales

**6**

Median Sold Price

**\$775,000**

Avg \$/Sq Ft

**\$696**

Avg DOM

**68 days**

Active Listings

**17**

Months of Supply

**2.8 mos**

Seller's Market

97121 • Hammond

*Balanced conditions*

Closed Sales

**1**

Median Sold Price

**\$579,000**

Avg \$/Sq Ft

**\$280**

Avg DOM

**9 days**

Active Listings

**4**

Months of Supply

**4.0 mos**

Balanced

# Clatsop County May Market Stats

Sourced from MLS: Clatsop County, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97103, 97138, 97146, 97110, 97121, 97102



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	3	2	NA	—	0	3	NA	NA	NA	NA	NA	33
\$300k-\$325k	2	0	2	1.0	0	4	\$313,750	\$313,750	\$314,000	0.08%	9	87
\$325k-\$350k	3	2	2	1.5	1	5	\$339,100	\$339,100	\$336,600	-0.74%	2	43
\$350k-\$375k	2	1	1	2.0	1	2	\$365,000	\$365,000	\$370,000	1.37%	3	72
\$375k-\$400k	4	1	2	2.0	1	8	\$385,000	\$360,000	\$374,500	-2.73%	44	73
\$400k-\$425k	3	3	NA	—	0	4	NA	NA	NA	NA	NA	34
\$425k-\$450k	8	4	1	8.0	2	5	\$435,000	\$435,000	\$435,000	0.00%	13	57
\$450k-\$475k	6	6	1	6.0	1	3	\$450,000	\$439,000	\$430,000	-4.44%	183	40
\$475k-\$500k	3	4	6	0.5	0	12	\$490,667	\$490,667	\$489,750	-0.19%	68	37
\$500k-\$550k	12	8	5	2.4	1	15	\$525,200	\$517,200	\$512,200	-2.48%	61	50
\$550k-\$600k	15	12	5	3.0	1	17	\$583,200	\$578,200	\$576,600	-1.13%	27	45
\$600k-\$650k	8	6	3	2.7	0	5	\$626,667	\$619,667	\$595,000	-5.05%	70	40
\$650k-\$700k	11	8	6	1.8	3	10	\$676,317	\$669,483	\$661,983	-2.12%	36	52
\$700k-\$750k	6	5	4	1.5	0	5	\$744,225	\$706,725	\$695,250	-6.58%	139	55
\$750k-\$800k	4	2	NA	—	0	5	NA	NA	NA	NA	NA	59
\$800k-\$900k	12	8	2	6.0	1	5	\$839,000	\$839,000	\$822,500	-1.97%	11	36
\$900k-\$1M	5	4	NA	—	1	4	NA	NA	NA	NA	NA	50
\$1M-\$1.25M	6	2	7	0.9	0	9	\$1,110,428	\$1,039,000	\$1,003,571	-9.62%	124	62
\$1.25M-\$1.5M	5	4	1	5.0	0	3	\$1,299,999	\$1,299,999	\$1,150,000	-11.54%	21	44
\$1.5M-\$2M	9	8	NA	—	1	0	NA	NA	NA	NA	NA	37
\$2M-\$2.5M	4	3	NA	—	0	0	NA	NA	NA	NA	NA	47
\$2.5M-\$3M	3	1	NA	—	0	1	NA	NA	NA	NA	NA	59
\$3M+	2	2	NA	—	1	0	NA	NA	NA	NA	NA	17
<b>Market Totals</b>	<b>140</b>	<b>99</b>	<b>50</b>	<b>2.8</b>	<b>15</b>	<b>128</b>	<b>\$636,030</b>	<b>\$618,488</b>	<b>\$605,812</b>	<b>-4.75%</b>	<b>64</b>	<b>48</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**5.1**

→ More Buyer Leverage

Median Days on Market

**30**

69 avg DOM

List-to-Sale Ratio

**96.5%**

→ list-to-sale

New Listings

**81**

→ May 2026

Active Listings

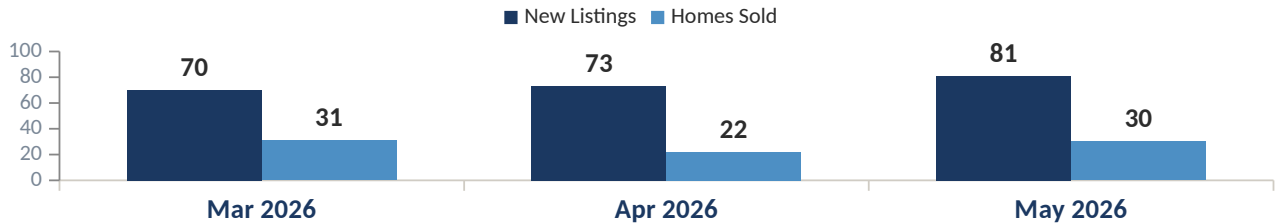
**154**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$585K**

154 active listings at month end

Median Sold Price (Closed May)

**\$512K**

30 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$397**

Based on sold homes with sqft data

NEW LISTINGS

**81**

PENDING

**42**

EXPIRED

**17**

CLOSED SALES

**30**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	6	20.0%	Moderate
<b>\$400K – \$600K</b>	13	43.3%	Highest volume
<b>\$600K – \$800K</b>	6	20.0%	Moderate
<b>\$800K – \$1M</b>	4	13.3%	Limited
<b>\$1M+</b>	1	3.3%	Rare

## By Zip Code • 1 of 4

97141 • Tillamook

*Highest volume*

Closed Sales

**6**

Median Sold Price

**\$448,000**

Avg \$/Sq Ft

**\$319**

Avg DOM

**21 days**

Active Listings

**33**

Months of Supply

**5.5 mos**

More Buyer Leverage

97135 • Pacific City

*Premium price point, slower absorption*

Closed Sales

**2**

Median Sold Price

**\$847,000**

Avg \$/Sq Ft

**\$460**

Avg DOM

**130 days**

Active Listings

**11**

Months of Supply

**5.5 mos**

More Buyer Leverage

97130 • Manzanita

*Balanced conditions*

Closed Sales

**5**

Median Sold Price

**\$620,000**

Avg \$/Sq Ft

**\$742**

Avg DOM

**129 days**

Active Listings

**16**

Months of Supply

**3.2 mos**

Balanced

## By Zip Code · 2 of 4

97136 · Rockaway Beach

*Most buyer leverage*

Closed Sales

**3**

Median Sold Price

**\$570,000**

Avg \$/Sq Ft

**\$295**

Avg DOM

**99 days**

Active Listings

**39**

Months of Supply

**13.0 mos**

More Buyer Leverage

97118 · Garibaldi

*Balanced conditions*

Closed Sales

**1**

Median Sold Price

**\$365,000**

Avg \$/Sq Ft

**\$202**

Avg DOM

**4 days**

Active Listings

**5**

Months of Supply

**5.0 mos**

Balanced

97131 · Nehalem

*Seller's market conditions*

Closed Sales

**4**

Median Sold Price

**\$613,000**

Avg \$/Sq Ft

**\$341**

Avg DOM

**37 days**

Active Listings

**9**

Months of Supply

**2.2 mos**

Seller's Market

## By Zip Code · 3 of 4

97134 · Oceanside

*Balanced conditions*

Closed Sales

**2**

Median Sold Price

**\$502,000**

Avg \$/Sq Ft

**\$396**

Avg DOM

**60 days**

Active Listings

**8**

Months of Supply

**4.0 mos**

Balanced

97107 · Bay City

*Seller's market conditions*

Closed Sales

**4**

Median Sold Price

**\$464,000**

Avg \$/Sq Ft

**\$307**

Avg DOM

**82 days**

Active Listings

**4**

Months of Supply

**1.0 mos**

Seller's Market

97143 · Netarts

*Balanced conditions*

Closed Sales

**2**

Median Sold Price

**\$433,000**

Avg \$/Sq Ft

**\$275**

Avg DOM

**33 days**

Active Listings

**8**

Months of Supply

**4.0 mos**

Balanced

## By Zip Code · 4 of 4

97147 · Wheeler

*Seller's market conditions*

Closed Sales

**1**

Median Sold Price

**\$380,000**

Avg \$/Sq Ft

**\$339**

Avg DOM

**68 days**

Active Listings

**1**

Months of Supply

**1.0 mos**

Seller's Market

# Tillamook County May Market Stats

Sourced from MLS: Tillamook County, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97141, 97135, 97130, 97136, 97118, 97131, 97134, 97149, 97107, 97143, 97112, 97147, 97108, 97122



Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$225k-\$250k	3	0	1	3.0	2	1	\$249,000	\$249,000	\$247,000	-0.80%	4	77
\$250k-\$275k	2	1	2	1.0	0	4	\$271,450	\$271,450	\$265,050	-2.36%	42	40
\$275k-\$300k	3	0	NA	—	0	3	NA	NA	NA	NA	NA	72
\$300k-\$325k	4	1	NA	—	0	2	NA	NA	NA	NA	NA	50
\$325k-\$350k	4	6	NA	—	0	2	NA	NA	NA	NA	NA	24
\$350k-\$375k	2	1	1	2.0	1	3	\$365,000	\$365,000	\$365,000	0.00%	189	66
\$375k-\$400k	11	5	1	11.0	2	6	\$395,000	\$380,000	\$380,000	-3.80%	68	53
\$400k-\$425k	3	0	NA	—	0	1	NA	NA	NA	NA	NA	63
\$425k-\$450k	5	4	4	1.2	1	5	\$438,475	\$432,500	\$426,750	-2.67%	24	47
\$450k-\$475k	8	5	NA	—	0	0	NA	NA	NA	NA	NA	48
\$475k-\$500k	11	4	3	3.7	0	6	\$491,000	\$491,000	\$494,667	0.75%	84	54
\$500k-\$550k	10	6	3	3.3	2	6	\$531,300	\$514,633	\$499,667	-5.95%	71	48
\$550k-\$600k	19	7	2	9.5	0	8	\$587,000	\$587,000	\$584,500	-0.43%	20	55
\$600k-\$650k	7	6	3	2.3	3	5	\$621,000	\$615,667	\$622,000	0.16%	23	73
\$650k-\$700k	4	2	2	2.0	0	6	\$684,500	\$607,000	\$542,500	-20.75%	311	62
\$700k-\$750k	6	4	3	2.0	0	5	\$731,333	\$731,333	\$734,000	0.36%	16	42
\$750k-\$800k	6	2	1	6.0	1	3	\$795,000	\$795,000	\$764,000	-3.90%	17	61
\$800k-\$900k	12	8	1	12.0	1	6	\$849,000	\$849,000	\$835,000	-1.65%	12	46
\$900k-\$1M	12	8	2	6.0	0	2	\$949,950	\$867,000	\$860,702	-9.40%	210	42
\$1M-\$1.25M	6	4	NA	—	0	4	NA	NA	NA	NA	NA	61
\$1.25M-\$1.5M	9	4	1	9.0	1	4	\$1,294,950	\$1,294,950	\$1,249,950	-3.48%	236	45
\$1.5M+	6	3	NA	—	3	0	NA	NA	NA	NA	NA	64
<b>Market Totals</b>	<b>154</b>	<b>81</b>	<b>30</b>	<b>5.1</b>	<b>17</b>	<b>83</b>	<b>\$593,718</b>	<b>\$579,525</b>	<b>\$570,148</b>	<b>-3.97%</b>	<b>79</b>	<b>53</b>



# Central Oregon

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*Bend*  
*Redmond*

# Central Oregon

Market Summary · May 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	DOM	MOI	L/S
<b>Bend</b>	\$742K	\$740K	\$420	190	389	338	676	17	3.6	97.6%
<b>Redmond</b>	\$496K	\$568K	\$338	89	137	100	301	28	3.4	97.3%
<b>Region Total</b>	<b>\$664K</b>	<b>\$687K</b>	<b>\$394</b>	<b>279</b>	<b>526</b>	<b>438</b>	<b>977</b>	<b>20</b>	<b>3.5</b>	<b>97.5%</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**3.6**

→ Balanced

Median Days on Market

**17**

44 avg DOM

List-to-Sale Ratio

**97.6%**

→ list-to-sale

New Listings

**338**

→ May 2026

Active Listings

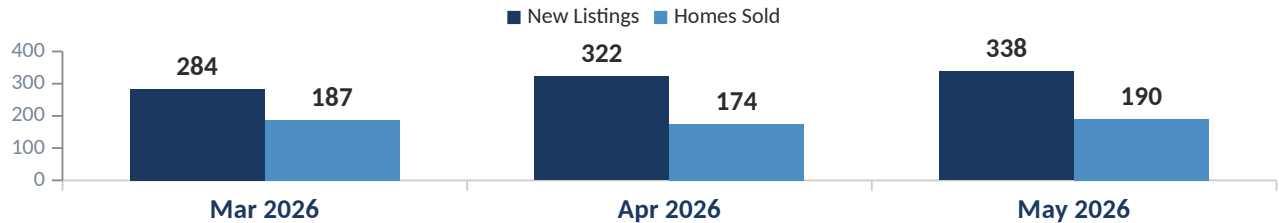
**676**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$740K**

676 active listings at month end

Median Sold Price (Closed May)

**\$742K**

190 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$420**

Based on sold homes with sqft data

NEW LISTINGS

**338**

PENDING

**389**

EXPIRED

**2**

CLOSED SALES

**190**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$500K</b>	22	11.6%	Limited
<b>\$500K – \$750K</b>	74	38.9%	Highest volume
<b>\$750K – \$1M</b>	41	21.6%	Moderate
<b>\$1M – \$1.5M</b>	33	17.4%	Moderate
<b>\$1.5M+</b>	20	10.5%	Limited

## By Zip Code

97701 • NE Bend

*Lower activity, most accessible price point*

Closed Sales

**53**

Median Sold Price

**\$590,000**

Avg \$/Sq Ft

**\$348**

Avg DOM

**44 days**

Active Listings

**163**

Months of Supply

**3.1 mos**

Balanced

97702 • SE / SW Bend

*Highest volume*

Closed Sales

**79**

Median Sold Price

**\$729,000**

Avg \$/Sq Ft

**\$390**

Avg DOM

**39 days**

Active Listings

**307**

Months of Supply

**3.9 mos**

Balanced

97703 • NW Bend / Westside

*Luxury dominant, slower absorption*

Closed Sales

**58**

Median Sold Price

**\$1,128,000**

Avg \$/Sq Ft

**\$527**

Avg DOM

**52 days**

Active Listings

**206**

Months of Supply

**3.6 mos**

Balanced

# Bend May Market Stats



Sourced from MLS: Bend, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97701, 97702, 97703

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$275k-\$300k	11	1	NA	—	0	1	NA	NA	NA	NA	NA	120
\$300k-\$325k	7	0	2	3.5	0	2	\$310,000	\$252,000	\$247,000	-20.32%	111	233
\$325k-\$350k	3	1	NA	—	0	0	NA	NA	NA	NA	NA	80
\$350k-\$375k	3	0	1	3.0	0	2	\$360,000	\$360,000	\$357,000	-0.83%	32	105
\$375k-\$400k	7	3	4	1.8	0	14	\$398,996	\$403,996	\$405,246	1.57%	28	47
\$400k-\$425k	10	0	3	3.3	0	6	\$414,998	\$404,998	\$399,998	-3.61%	24	127
\$425k-\$450k	8	1	2	4.0	0	9	\$432,500	\$432,500	\$430,750	-0.40%	9	75
\$450k-\$475k	11	2	6	1.8	0	12	\$464,449	\$462,782	\$470,566	1.32%	5	145
\$475k-\$500k	24	7	5	4.8	0	21	\$493,178	\$469,778	\$465,558	-5.60%	116	112
\$500k-\$550k	39	13	13	3.0	0	46	\$533,127	\$526,931	\$519,877	-2.49%	68	61
\$550k-\$600k	61	29	12	5.1	0	49	\$575,083	\$571,000	\$569,050	-1.05%	20	73
\$600k-\$650k	53	19	18	2.9	1	58	\$628,263	\$611,791	\$608,560	-3.14%	51	78
\$650k-\$700k	51	15	19	2.7	0	51	\$676,556	\$671,429	\$664,172	-1.83%	32	69
\$700k-\$750k	44	11	12	3.7	0	25	\$720,572	\$716,281	\$718,672	-0.26%	12	132
\$750k-\$800k	34	11	6	5.7	0	27	\$784,650	\$778,983	\$771,817	-1.64%	22	124
\$800k-\$900k	42	10	19	2.2	1	47	\$849,394	\$843,552	\$834,996	-1.70%	39	123
\$900k-\$1M	29	15	12	2.4	0	31	\$955,475	\$942,650	\$947,110	-0.88%	23	63
\$1M-\$1.25M	47	17	20	2.4	0	53	\$1,127,295	\$1,103,950	\$1,079,875	-4.21%	21	90
\$1.25M-\$1.5M	55	24	16	3.4	0	39	\$1,363,344	\$1,339,525	\$1,328,344	-2.57%	107	106
\$1.5M-\$2M	74	19	15	4.9	0	37	\$1,696,853	\$1,654,920	\$1,618,667	-4.61%	100	109
\$2M-\$2.5M	25	9	3	8.3	0	10	\$2,234,667	\$2,234,667	\$2,243,333	0.39%	3	129
\$2.5M-\$3M	10	3	2	5.0	0	5	\$2,846,500	\$2,846,500	\$2,685,000	-5.67%	26	109
\$3M-\$3.5M	6	0	NA	—	0	2	NA	NA	NA	NA	NA	131
\$3.5M+	5	0	NA	—	0	0	NA	NA	NA	NA	NA	202
<b>Market Totals</b>	<b>676</b>	<b>338</b>	<b>190</b>	<b>3.6</b>	<b>2</b>	<b>551</b>	<b>\$900,535</b>	<b>\$886,831</b>	<b>\$876,638</b>	<b>-2.65%</b>	<b>44</b>	<b>100</b>

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**3.4**

→ Balanced

Median Days on Market

**28**

55 avg DOM

List-to-Sale Ratio

**97.3%**

→ list-to-sale

New Listings

**100**

→ May 2026

Active Listings

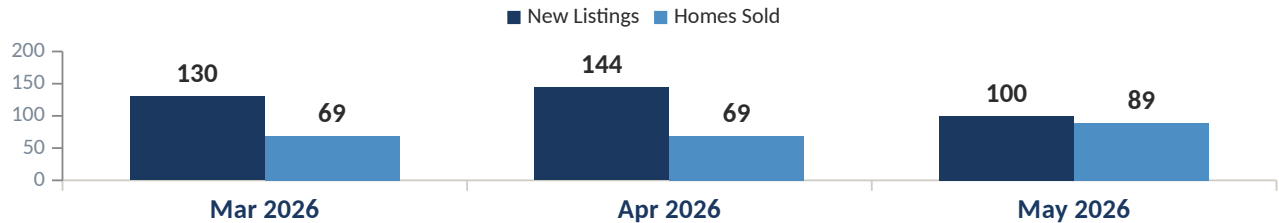
**301**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. homes sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$568K**

301 active listings at month end

Median Sold Price (Closed May)

**\$496K**

89 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$338**

Based on sold homes with sqft data

NEW LISTINGS

**100**

PENDING

**137**

EXPIRED

**10**

CLOSED SALES

**89**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$400K</b>	9	10.1%	Limited
<b>\$400K – \$600K</b>	51	57.3%	Highest volume
<b>\$600K – \$800K</b>	19	21.3%	Moderate
<b>\$800K – \$1M</b>	6	6.7%	Limited
<b>\$1M+</b>	4	4.5%	Rare

# Redmond May Market Stats



Sourced from MLS: Redmond, Oregon Date Range: 05/01/26-05/31/26 Zip codes: 97756

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$200k-\$225k	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$225k-\$250k	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$250k-\$275k	1	0	NA	—	0	1	NA	NA	NA	NA	NA	218
\$275k-\$300k	0	0	NA	—	0	2	NA	NA	NA	NA	NA	NA
\$300k-\$325k	1	1	1	1.0	0	3	\$318,000	\$297,000	\$294,100	-7.52%	36	27
\$325k-\$350k	1	0	NA	—	0	5	NA	NA	NA	NA	NA	227
\$350k-\$375k	8	1	NA	—	0	3	NA	NA	NA	NA	NA	133
\$375k-\$400k	23	2	7	3.3	2	15	\$386,270	\$366,127	\$353,842	-8.40%	82	132
\$400k-\$425k	18	2	8	2.2	0	18	\$415,599	\$416,236	\$421,361	1.39%	59	114
\$425k-\$450k	21	7	13	1.6	1	33	\$438,791	\$435,453	\$436,403	-0.54%	58	75
\$450k-\$475k	4	1	5	0.8	0	17	\$458,964	\$451,964	\$450,384	-1.87%	11	151
\$475k-\$500k	22	3	10	2.2	0	23	\$489,090	\$474,090	\$467,950	-4.32%	54	97
\$500k-\$550k	39	11	11	3.5	0	30	\$532,727	\$525,364	\$519,727	-2.44%	28	105
\$550k-\$600k	32	6	2	16.0	2	9	\$574,450	\$574,450	\$576,500	0.36%	1	114
\$600k-\$650k	21	6	7	3.0	2	10	\$623,557	\$609,757	\$604,393	-3.07%	57	76
\$650k-\$700k	20	7	6	3.3	1	15	\$685,482	\$676,398	\$664,482	-3.06%	61	76
\$700k-\$750k	10	1	7	1.4	0	10	\$730,686	\$702,686	\$697,143	-4.59%	89	104
\$750k-\$800k	9	4	3	3.0	0	6	\$766,633	\$761,633	\$736,667	-3.91%	24	72
\$800k-\$900k	23	7	4	5.8	1	8	\$863,250	\$854,500	\$835,375	-3.23%	90	105
\$900k-\$1M	10	0	1	10.0	0	5	\$900,000	\$900,000	\$900,000	0.00%	NA	73
\$1M-\$1.25M	11	2	3	3.7	1	7	\$1,099,667	\$1,099,667	\$1,090,000	-0.88%	24	133
\$1.25M-\$1.5M	18	3	1	18.0	0	5	\$1,475,000	\$1,445,000	\$1,445,000	-2.03%	247	108
\$1.5M+	9	2	NA	—	0	0	NA	NA	NA	NA	NA	192
<b>Market Totals</b>	<b>301</b>	<b>100</b>	<b>89</b>	<b>3.4</b>	<b>10</b>	<b>227</b>	<b>\$576,012</b>	<b>\$565,974</b>	<b>\$560,457</b>	<b>-2.70%</b>	<b>55</b>	<b>106</b>



# Portland Condos

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MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

**4.2**

→ Balanced

Median Days on Market

**42**

94 avg DOM

List-to-Sale Ratio

**94.4%**

→ list-to-sale

New Listings

**188**

→ May 2026

Active Listings

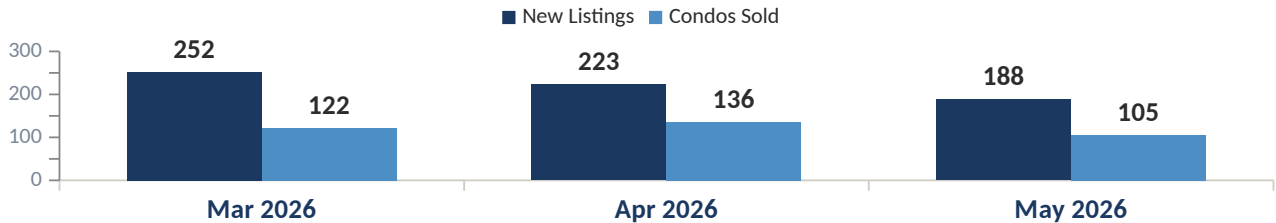
**445**

Current inventory

## Market Activity — 3 Month Overview

### LISTING & SALES ACTIVITY

New listings vs. condos sold — Mar 2026 - May 2026



Median List Price (Active Listings)

**\$325K**

445 active listings at month end

Median Sold Price (Closed May)

**\$340K**

105 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

**\$369**

Based on sold homes with sqft data

NEW LISTINGS

**188**

PENDING

**122**

EXPIRED

**83**

CLOSED SALES

**105**

## Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
<b>Under \$300K</b>	37	35.2%	Strong
<b>\$300K – \$400K</b>	38	36.2%	Highest volume
<b>\$400K – \$500K</b>	9	8.6%	Limited
<b>\$500K – \$700K</b>	9	8.6%	Limited
<b>\$700K+</b>	12	11.4%	Limited

## By Submarket

### Pearl District

Closed Sales  
**17**

Median Sold Price  
**\$355,000**

Avg \$/Sq Ft  
**\$380**

Avg DOM  
**155 days**

Active Listings  
**92**

Months of Supply  
**5.4 mos**

More Buyer Leverage

### South Waterfront

Closed Sales  
**3**

Median Sold Price  
**\$350,000**

Avg \$/Sq Ft  
**\$395**

Avg DOM  
**31 days**

Active Listings  
**35**

Months of Supply  
**11.7 mos**

More Buyer Leverage

### Alphabet + Close-in SW

Closed Sales  
**27**

Median Sold Price  
**\$330,000**

Avg \$/Sq Ft  
**\$449**

Avg DOM  
**70 days**

Active Listings  
**129**

Months of Supply  
**4.8 mos**

Balanced

### Northeast Portland

Closed Sales  
**16**

Median Sold Price  
**\$285,000**

Avg \$/Sq Ft  
**\$291**

Avg DOM  
**104 days**

Active Listings  
**49**

Months of Supply  
**3.1 mos**

Balanced

### Southeast Portland

Closed Sales  
**29**

Median Sold Price  
**\$380,000**

Avg \$/Sq Ft  
**\$341**

Avg DOM  
**72 days**

Active Listings  
**78**

Months of Supply  
**2.7 mos**

Seller's Market

### North Portland

Closed Sales  
**13**

Median Sold Price  
**\$315,000**

Avg \$/Sq Ft  
**\$340**

Avg DOM  
**113 days**

Active Listings  
**62**

Months of Supply  
**4.8 mos**

Balanced

## By Building

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	DOM
<b>Pearl District</b>							
<b>The Pinnacle</b>	3	\$350,000	2	\$583,000	1,238	\$412	158
<b>The Henry</b>	1	\$600,000	2	\$735,000	1,469	\$453	140
<b>The Avenue</b>	5	\$459,000	1	\$430,000	1,189	\$343	339
<b>Bridgeport</b>	4	\$442,000	1	\$379,000	1,103	\$386	41
<b>The Encore</b>	3	\$690,000	1	\$355,000	1,391	\$386	9
<b>The Lexis</b>	2	\$277,000	1	\$390,000	992	\$266	60
<b>Marshall Wells</b>	2	\$368,000	1	\$320,000	981	\$320	12
<b>Vista</b>	2	\$387,000	1	\$975,000	1,092	\$608	222
<b>Riverstone</b>	0	—	1	\$595,000	1,188	\$501	112
<b>Waterfront Pearl</b>	4	\$764,000	0	—	1,443	—	—
<b>937 Condos</b>	3	\$499,000	0	—	1,153	—	—
<b>Chown Pella</b>	3	\$450,000	0	—	1,220	—	—
<b>The McKenzie</b>	3	\$475,000	0	—	1,207	—	—
<b>Streetcar Lofts</b>	3	\$285,000	0	—	660	—	—
<b>The Edge</b>	2	\$382,000	0	—	1,040	—	—
<b>Park Place</b>	2	\$429,000	0	—	1,029	—	—
<b>Tanner Place</b>	2	\$712,000	0	—	1,478	—	—
<b>The Casey</b>	1	\$749,000	0	—	1,663	—	—
<b>The Metropolitan</b>	1	\$675,000	0	—	1,307	—	—
<b>The Cosmopolitan</b>	1	\$635,000	0	—	1,202	—	—
<b>Pearl Lofts</b>	1	\$549,000	0	—	1,610	—	—
<b>Irving Street Lofts</b>	1	\$279,000	0	—	860	—	—

## By Building (cont.)

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	DOM
<b>South Waterfront</b>							
<b>The John Ross</b>	4	\$392,000	1	\$284,000	1,246	\$359	35
<b>The Atwater</b>	5	\$599,000	0	—	1,393	—	—
<b>The Meriwether</b>	3	\$695,000	0	—	1,809	—	—
<b>Alphabet + Close-in SW</b>							
<b>The Ritz-Carlton (Block 216)</b>	8	\$1,060,000	7	\$870,000	1,494	\$750	14
<b>Harrison Tower</b>	6	\$242,000	1	\$200,000	831	\$276	12
<b>The Westerly</b>	1	\$1,345,000	1	\$455,000	1,416	\$511	3
<b>The Civic</b>	6	\$270,000	0	—	876	—	—
<b>Benson Tower</b>	2	\$382,000	0	—	888	—	—
<b>The Westover</b>	1	\$738,000	0	—	1,588	—	—
<b>Vista House</b>	1	\$465,000	0	—	1,098	—	—

# Portland Condos May Market Stats



Sourced from MLS: Portland Condos, Oregon Date Range: 05/01/26-05/31/26 Zip codes:

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$150k-\$175k	10	7	5	2.0	3	8	\$159,980	\$143,600	\$139,620	-12.73%	283	43
\$175k-\$200k	27	11	4	6.8	12	10	\$187,200	\$183,450	\$185,225	-1.06%	93	59
\$200k-\$225k	23	6	6	3.8	2	12	\$209,483	\$198,467	\$195,500	-6.68%	80	61
\$225k-\$250k	45	14	7	6.4	3	30	\$242,629	\$239,643	\$238,786	-1.58%	123	61
\$250k-\$275k	34	12	1	34.0	8	8	\$274,900	\$273,900	\$272,900	-0.73%	42	54
\$275k-\$300k	52	17	7	7.4	10	31	\$295,957	\$295,957	\$291,900	-1.37%	28	61
\$300k-\$325k	24	10	7	3.4	4	16	\$318,800	\$311,521	\$308,829	-3.13%	38	51
\$325k-\$350k	35	20	11	3.2	4	37	\$335,245	\$315,031	\$314,608	-6.16%	329	51
\$350k-\$375k	16	7	6	2.7	6	20	\$364,942	\$357,300	\$352,242	-3.48%	99	53
\$375k-\$400k	32	18	17	1.9	9	40	\$391,724	\$371,971	\$362,982	-7.34%	115	53
\$400k-\$425k	13	7	5	2.6	3	16	\$419,920	\$409,920	\$408,940	-2.61%	127	43
\$425k-\$450k	23	13	5	4.6	2	24	\$438,940	\$420,940	\$405,780	-7.55%	115	50
\$450k-\$475k	6	2	1	6.0	3	11	\$455,000	\$455,000	\$455,000	0.00%	3	55
\$475k-\$500k	12	8	3	4.0	0	11	\$493,300	\$469,667	\$450,333	-8.71%	208	52
\$500k-\$550k	15	6	4	3.8	1	11	\$527,094	\$509,725	\$511,225	-3.01%	107	62
\$550k-\$600k	18	7	4	4.5	1	12	\$584,975	\$572,475	\$571,439	-2.31%	24	57
\$600k-\$650k	7	0	3	2.3	0	11	\$624,167	\$624,167	\$617,500	-1.07%	53	65
\$650k-\$700k	14	6	1	14.0	2	6	\$679,000	\$649,000	\$635,000	-6.48%	225	49
\$700k-\$750k	5	3	NA	—	1	5	NA	NA	NA	NA	NA	41
\$750k-\$800k	5	1	4	1.2	1	6	\$774,725	\$774,725	\$764,625	-1.30%	16	57
\$800k-\$900k	6	2	3	2.0	3	13	\$858,333	\$858,333	\$835,000	-2.72%	40	62
\$900k-\$1M	3	0	NA	—	0	3	NA	NA	NA	NA	NA	47
\$1M-\$1.25M	9	6	2	4.5	1	16	\$1,110,000	\$1,045,000	\$1,007,500	-9.23%	112	47
\$1.25M-\$1.5M	6	2	2	3.0	0	6	\$1,275,000	\$1,275,000	\$1,275,000	0.00%	16	66
\$1.5M-\$2M	5	2	NA	—	1	5	NA	NA	NA	NA	NA	51
\$2M-\$2.5M	1	1	1	1.0	0	2	\$2,100,000	\$1,795,000	\$1,415,000	-32.62%	942	15
\$2.5M-\$3M	0	0	1	0.0	0	1	\$2,755,000	\$2,755,000	\$2,755,000	0.00%	1	NA
\$3M+	0	0	NA	—	1	0	NA	NA	NA	NA	NA	NA
<b>Market Totals</b>	<b>455</b>	<b>193</b>	<b>115</b>	<b>4.0</b>	<b>84</b>	<b>380</b>	<b>\$441,787</b>	<b>\$427,090</b>	<b>\$417,948</b>	<b>-5.40%</b>	<b>127</b>	<b>55</b>