



Portland Central

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

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

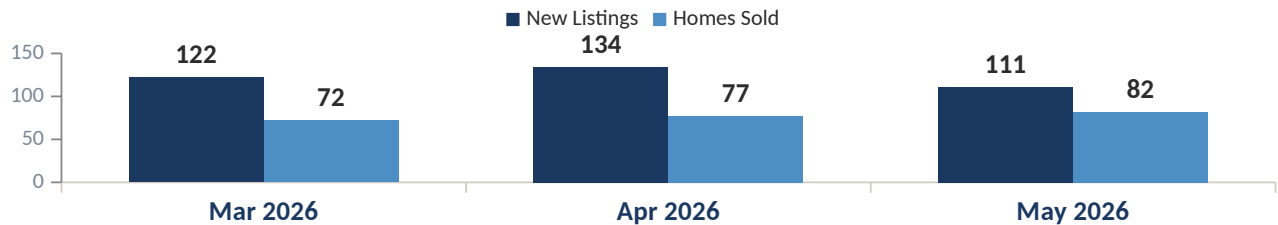
154

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
Under \$400K	17	20.7%	Moderate
\$400K – \$600K	43	52.4%	Highest volume
\$600K – \$800K	16	19.5%	Moderate
\$800K – \$1M	5	6.1%	Limited
\$1M+	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
Market Totals	154	111	82	1.9	21	231	\$511,583	\$504,182	\$513,413	0.36%	43	51

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

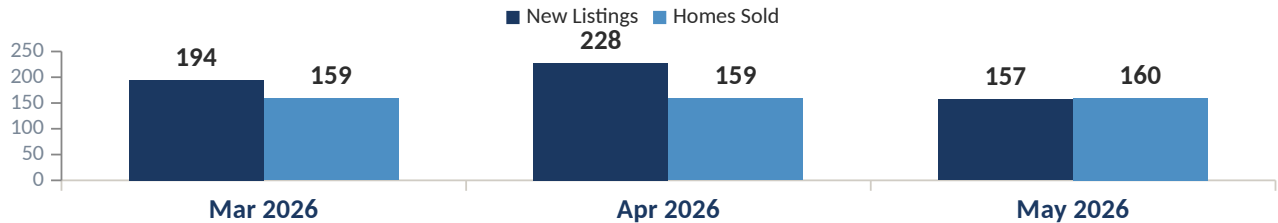
164

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
Under \$400K	29	18.1%	Moderate
\$400K – \$600K	52	32.5%	Highest volume
\$600K – \$800K	37	23.1%	Moderate
\$800K – \$1M	25	15.6%	Moderate
\$1M+	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
Market Totals	164	157	160	1.0	34	478	\$659,051	\$650,600	\$670,472	1.73%	35	48

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

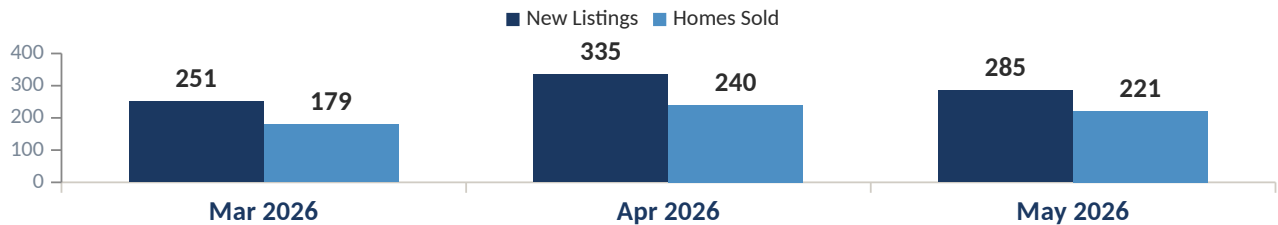
312

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
Under \$400K	35	15.8%	Moderate
\$400K – \$600K	99	44.8%	Highest volume
\$600K – \$800K	44	19.9%	Moderate
\$800K – \$1M	30	13.6%	Limited
\$1M+	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
Market Totals	312	285	221	1.4	41	640	\$590,800	\$586,533	\$602,172	1.92%	32	45

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

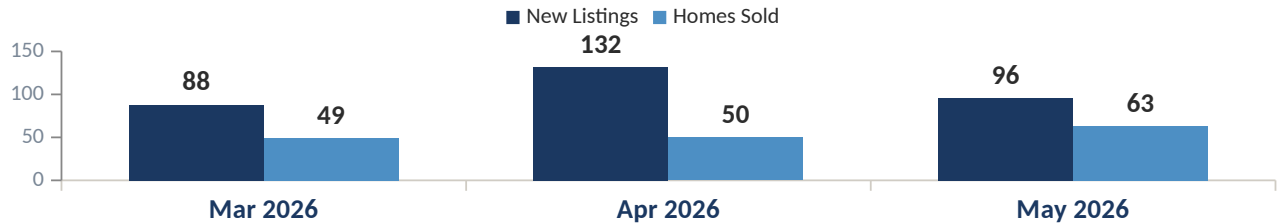
194

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
Under \$500K	20	31.7%	Highest volume
\$500K – \$750K	8	12.7%	Limited
\$750K – \$1M	14	22.2%	Moderate
\$1M – \$1.25M	7	11.1%	Limited
\$1.25M+	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
Market Totals	194	96	63	3.1	37	162	\$886,593	\$867,505	\$858,658	-3.15%	106	52

MARKET CONDITIONS

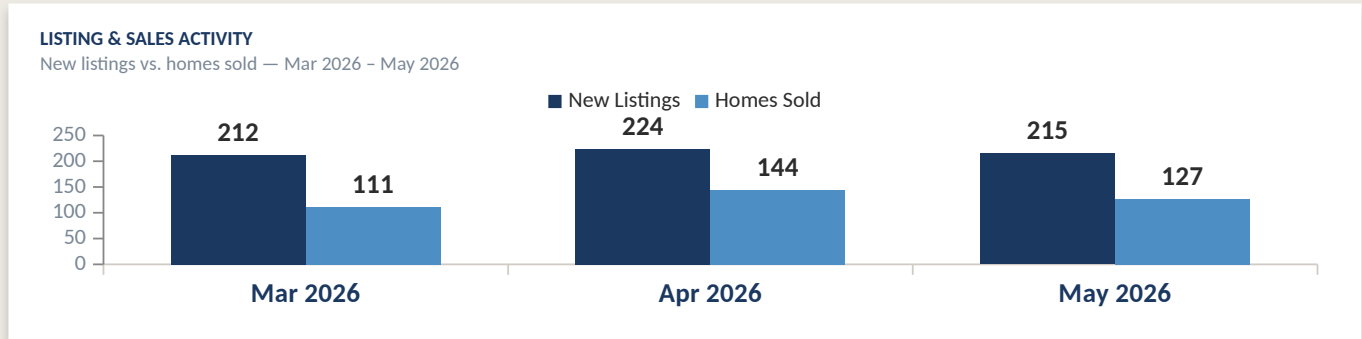
Seller's Market

Balanced

Buyer's Market

<p>Months of Inventory</p> <h2>2.6</h2> <p>→ Seller's Market</p>	<p>Median Days on Market</p> <h2>14</h2> <p>48 avg DOM</p>	<p>List-to-Sale Ratio</p> <h2>99.2%</h2> <p>▲ Sellers holding price</p>	<p>New Listings</p> <h2>215</h2> <p>→ May 2026</p>	<p>Active Listings</p> <h2>326</h2> <p>Current inventory</p>
--	--	---	--	--

Market Activity — 3 Month Overview



<p>Median List Price (Active Listings)</p> <h2>\$675K</h2> <p>326 active listings at month end</p>	<p>Median Sold Price (Closed May)</p> <h2>\$719K</h2> <p>127 homes closed this month</p>	<p>Avg Price Per Sq Ft (Sold Homes)</p> <h2>\$369</h2> <p>Based on sold homes with sqft data</p>
--	--	--

<p>NEW LISTINGS</p> <h2>215</h2>	<p>PENDING</p> <h2>139</h2>	<p>EXPIRED</p> <h2>38</h2>	<p>CLOSED SALES</p> <h2>127</h2>
----------------------------------	-----------------------------	----------------------------	----------------------------------

Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$500K	22	17.3%	Moderate
\$500K – \$750K	47	37.0%	Highest volume
\$750K – \$1M	36	28.3%	Strong
\$1M – \$1.25M	8	6.3%	Limited
\$1.25M+	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
Market Totals	326	215	127	2.6	38	382	\$839,492	\$826,826	\$822,053	-2.08%	56	49

By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.3

→ Seller's Market

Median Days on Market

12

47 avg DOM

List-to-Sale Ratio

97.5%

→ list-to-sale

New Listings

196

→ May 2026

Active Listings

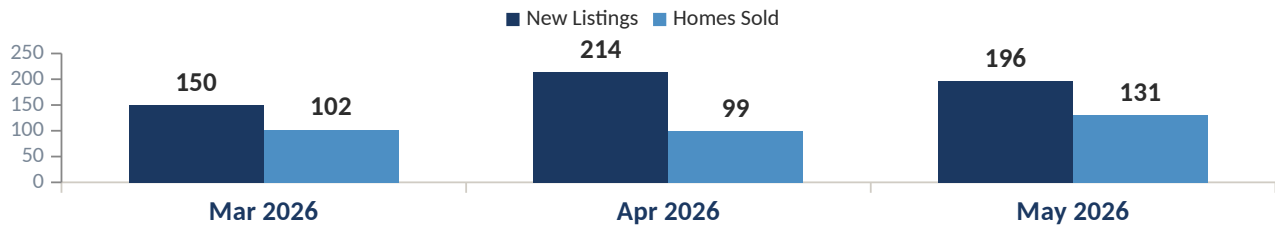
298

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$935K

298 active listings at month end

Median Sold Price (Closed May)

\$906K

131 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$393

Based on sold homes with sqft data

NEW LISTINGS

196

PENDING

114

EXPIRED

33

CLOSED SALES

131

Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$500K	11	8.4%	Limited
\$500K – \$750K	22	16.8%	Moderate
\$750K – \$1.25M	61	46.6%	Highest volume
\$1.25M – \$2.5M	29	22.1%	Moderate
\$2.5M+	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
Market Totals	298	196	131	2.3	33	332	\$1,163,190	\$1,139,833	\$1,123,808	-3.39%	64	48