



Portland Metro

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

By The Numbers

May 2026



MARKET CONDITIONS

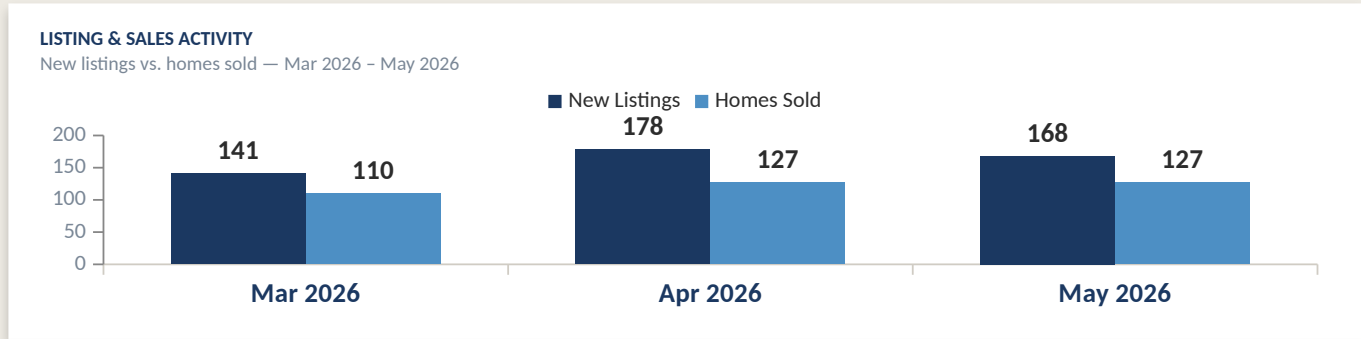
Seller's Market

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
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Market Activity — 3 Month Overview



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
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NEW LISTINGS 168	PENDING 143	EXPIRED 26	CLOSED SALES 127
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Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	26	20.5%	Moderate
\$400K – \$600K	76	59.8%	Highest volume
\$600K – \$800K	20	15.7%	Moderate
\$800K – \$1M	3	2.4%	Rare
\$1M+	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
Market Totals	225	168	127	1.8	26	364	\$521,618	\$509,250	\$508,108	-2.59%	61	46

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

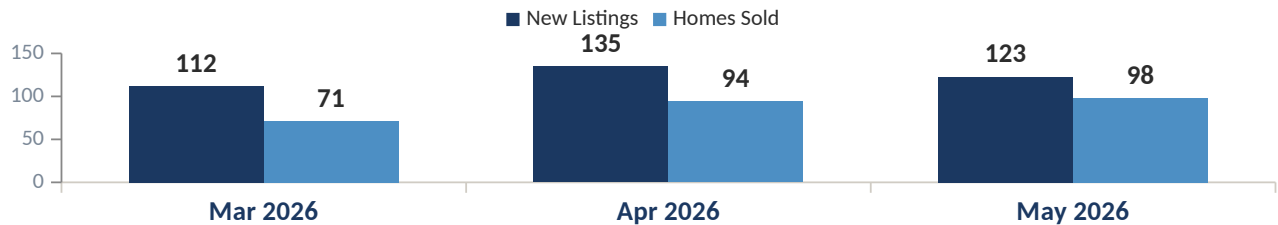
169

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
Under \$400K	9	9.2%	Limited
\$400K – \$600K	23	23.5%	Moderate
\$600K – \$800K	33	33.7%	Highest volume
\$800K – \$1M	28	28.6%	Strong
\$1M+	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
Market Totals	169	123	98	1.7	17	263	\$727,234	\$717,887	\$715,725	-1.58%	58	46

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

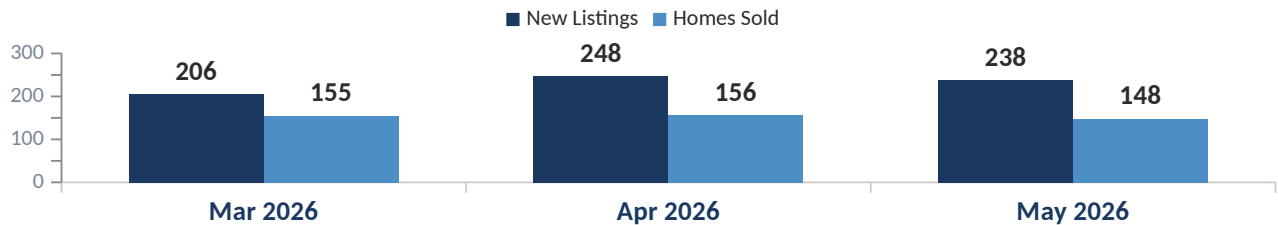
330

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
Under \$400K	31	20.9%	Moderate
\$400K – \$600K	66	44.6%	Highest volume
\$600K – \$800K	41	27.7%	Strong
\$800K – \$1M	9	6.1%	Limited
\$1M+	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
Market Totals	330	238	148	2.2	35	459	\$545,807	\$533,661	\$534,547	-2.06%	68	49

By The Numbers



MARKET CONDITIONS

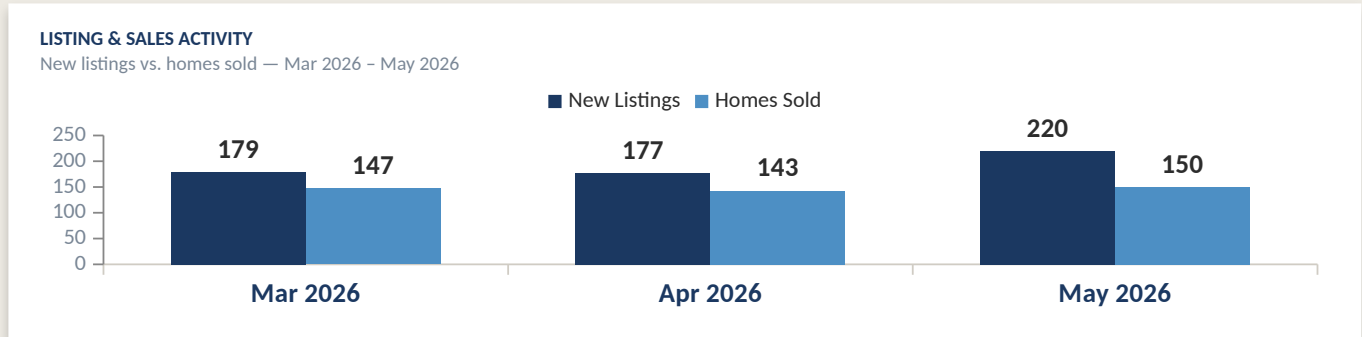
Seller's Market

Balanced

Buyer's Market

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



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

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	17	11.3%	Limited
\$400K – \$600K	91	60.7%	Highest volume
\$600K – \$800K	30	20.0%	Moderate
\$800K – \$1M	7	4.7%	Rare
\$1M+	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
Market Totals	277	220	150	1.8	25	440	\$597,384	\$571,311	\$568,972	-4.76%	68	43

By The Numbers

May 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

1.8

→ Seller's Market

Median Days on Market

15

48 avg DOM

List-to-Sale Ratio

98.2%

▲ Sellers holding price

New Listings

230

→ May 2026

Active Listings

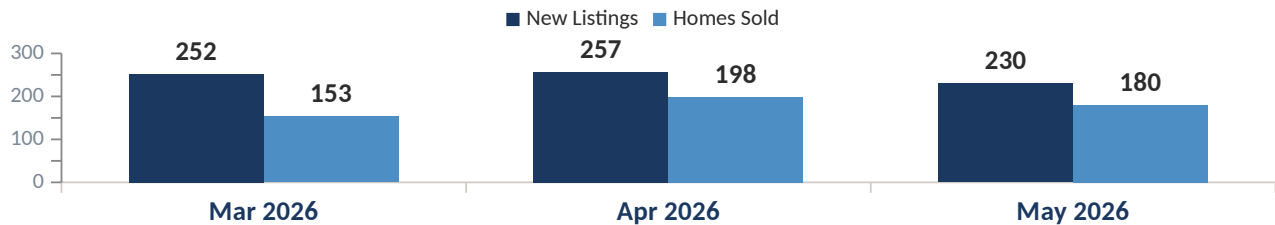
318

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$672K

318 active listings at month end

Median Sold Price (Closed May)

\$604K

180 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$316

Based on sold homes with sqft data

NEW LISTINGS

230

PENDING

243

EXPIRED

35

CLOSED SALES

180

Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	21	11.7%	Limited
\$400K – \$600K	67	37.2%	Strong
\$600K – \$800K	69	38.3%	Highest volume
\$800K – \$1M	11	6.1%	Limited
\$1M+	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
Market Totals	318	230	180	1.8	35	531	\$636,349	\$623,242	\$625,038	-1.78%	56	48

By The Numbers

May 2026



MARKET CONDITIONS

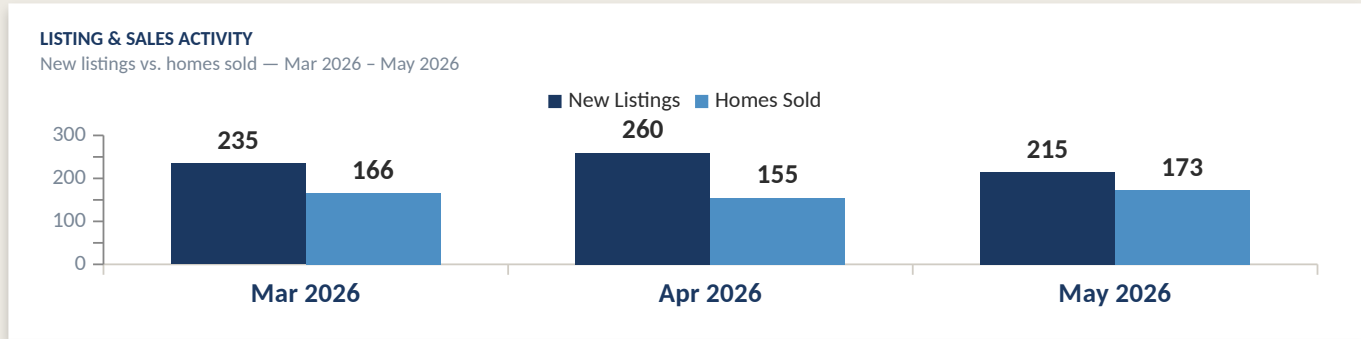
Seller's Market

Balanced

Buyer's Market

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



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

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

Market *Deep Dive*



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
Market Totals	310	215	173	1.8	60	494	\$626,243	\$614,150	\$610,075	-2.58%	50	50