



Portland Central

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

Portland Central

Market Summary · June 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	Median DOM	MOI	L/S
North Portland	\$500K	\$399K	\$317	105	79	112	251	12	2.4	100.0%
Northeast Portland	\$612K	\$475K	\$337	166	152	171	253	7	1.5	100.8%
Southeast Portland	\$490K	\$475K	\$334	223	222	263	438	10	2.0	99.8%
Northwest Portland	\$663K	\$525K	\$342	58	55	104	358	36	6.2	95.0%
Southwest Portland	\$650K	\$655K	\$359	159	156	197	526	18	3.3	97.0%
Lake Oswego · West Linn	\$915K	\$950K	\$393	112	129	194	457	19	4.1	96.7%
Region Total	\$617K	\$611K	\$346	823	793	1,041	2,283	14	2.8	98.7%

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.4

→ Seller's Market

Median Days on Market

12

38 avg DOM

List-to-Sale Ratio

100.0%

▲ Sellers holding price

New Listings

112

→ June 2026

Active Listings

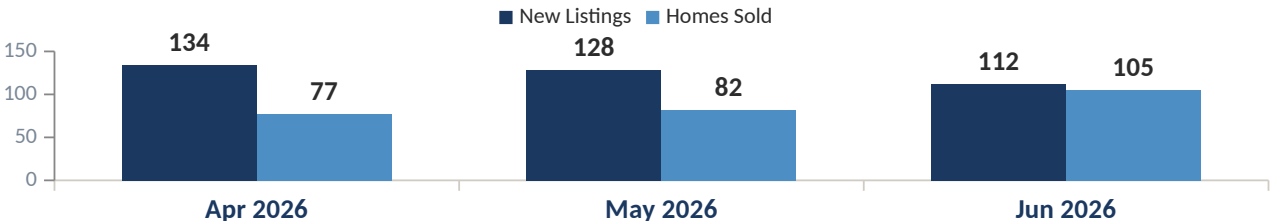
251

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$399K

251 active listings at month end

Median Sold Price (Closed Jun)

\$500K

105 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$317

Based on sold homes with sqft data

NEW LISTINGS

112

PENDING

79

EXPIRED

24

CLOSED SALES

105

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	23	21.9%	Moderate
\$400K – \$600K	47	44.8%	Highest volume
\$600K – \$800K	27	25.7%	Strong
\$800K – \$1M	6	5.7%	Limited
\$1M+	2	1.9%	Rare



Market *Deep Dive*



By Zip Code

97203 • St. Johns*Tightest supply*

Closed Sales

40

Median Sold Price

\$438,000

Avg \$/Sq Ft

\$319

Median DOM

16 days

Active Listings

90

Months of Supply

2.2 mos

Seller's Market

97217 • Kenton / Overlook*Highest volume, premium price point*

Closed Sales

63

Median Sold Price

\$575,000

Avg \$/Sq Ft

\$314

Median DOM

7 days

Active Listings

149

Months of Supply

2.4 mos

Seller's Market

97227 • Eliot / Boise*Most buyer leverage, lower activity*

Closed Sales

2

Median Sold Price

\$438,000

Avg \$/Sq Ft

\$353

Median DOM

60 days

Active Listings

12

Months of Supply

6.0 mos

Buyer's Market

North Portland June Market Stats



Sourced from MLS: North Portland, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$175k-\$200k	11	0	2	5.5	0	5	\$199,475	\$169,475	\$169,475	-15.04%	116	117
\$200k-\$225k	12	2	NA	—	0	1	NA	NA	NA	NA	NA	114
\$225k-\$250k	19	7	NA	—	1	0	NA	NA	NA	NA	NA	89
\$250k-\$275k	12	3	1	12.0	1	1	\$254,500	\$220,000	\$215,000	-15.52%	235	120
\$275k-\$300k	12	3	5	2.4	2	10	\$293,538	\$290,538	\$297,780	1.45%	14	128
\$300k-\$325k	10	2	NA	—	2	1	NA	NA	NA	NA	NA	127
\$325k-\$350k	19	3	7	2.7	1	17	\$333,971	\$318,971	\$321,414	-3.76%	38	126
\$350k-\$375k	8	1	NA	—	1	2	NA	NA	NA	NA	NA	104
\$375k-\$400k	25	8	7	3.6	2	25	\$389,129	\$374,586	\$375,129	-3.60%	83	76
\$400k-\$425k	12	8	2	6.0	2	8	\$417,450	\$417,450	\$427,500	2.41%	4	40
\$425k-\$450k	13	8	10	1.3	1	21	\$437,990	\$431,700	\$432,350	-1.29%	21	48
\$450k-\$475k	7	7	9	0.8	0	20	\$456,211	\$451,878	\$466,778	2.32%	4	56
\$475k-\$500k	14	6	15	0.9	1	35	\$489,573	\$481,233	\$490,520	0.19%	10	58
\$500k-\$550k	23	14	8	2.9	1	31	\$531,788	\$526,212	\$540,188	1.58%	4	51
\$550k-\$600k	19	15	8	2.4	3	21	\$582,736	\$582,736	\$608,188	4.37%	4	69
\$600k-\$650k	10	7	9	1.1	2	18	\$628,089	\$618,644	\$637,100	1.43%	6	72
\$650k-\$700k	10	10	11	0.9	2	20	\$672,427	\$649,236	\$672,750	0.05%	20	28
\$700k-\$750k	7	2	2	3.5	0	8	\$719,950	\$719,950	\$728,750	1.22%	18	48
\$750k-\$800k	2	0	2	1.0	1	7	\$772,500	\$772,500	\$787,500	1.94%	7	70
\$800k-\$900k	1	1	5	0.2	0	10	\$854,500	\$854,500	\$859,100	0.54%	21	48
\$900k-\$1M	2	2	NA	—	0	0	NA	NA	NA	NA	NA	76
\$1M-\$1.25M	1	3	2	0.5	1	3	\$1,112,000	\$1,112,000	\$1,150,000	3.42%	11	14
Market Totals	251	112	105	2.4	24	264	\$526,612	\$517,774	\$529,572	0.56%	12	76

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

1.5

→ Seller's Market

Median Days on Market

7

37 avg DOM

List-to-Sale Ratio

100.8%

▲ Sellers holding price

New Listings

171

→ June 2026

Active Listings

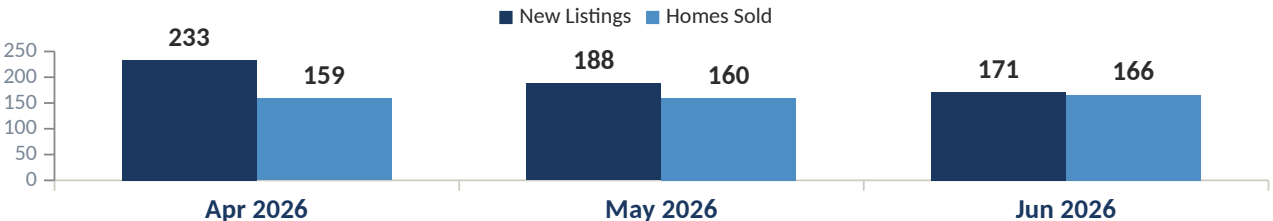
253

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$475K

253 active listings at month end

Median Sold Price (Closed Jun)

\$612K

166 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$337

Based on sold homes with sqft data

NEW LISTINGS

171

PENDING

152

EXPIRED

42

CLOSED SALES

166

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	22	13.3%	Limited
\$400K – \$600K	56	33.7%	Highest volume
\$600K – \$800K	40	24.1%	Moderate
\$800K – \$1M	31	18.7%	Moderate
\$1M+	17	10.2%	Limited

By Zip Code • 1 of 2

97211 • Piedmont / Woodlawn

Highest volume

Closed Sales

47

Median Sold Price

\$646,000

Avg \$/Sq Ft

\$337

Median DOM

6 days

Active Listings

52

Months of Supply

1.1 mos

Seller's Market

97212 • Irvington / Alameda

Tightest supply

Closed Sales

37

Median Sold Price

\$895,000

Avg \$/Sq Ft

\$355

Median DOM

6 days

Active Listings

36

Months of Supply

1.0 mos

Seller's Market

97213 • Beaumont / Hollywood

Seller's market conditions

Closed Sales

39

Median Sold Price

\$606,000

Avg \$/Sq Ft

\$314

Median DOM

14 days

Active Listings

60

Months of Supply

1.5 mos

Seller's Market

By Zip Code • 2 of 2

97232 • Lloyd / Sullivan's Gulch

Lower activity, premium price point

Closed Sales

6

Median Sold Price

\$991,000

Avg \$/Sq Ft

\$315

Median DOM

11 days

Active Listings

27

Months of Supply

4.5 mos

Balanced

97218 • Cully

Most accessible price point, slower absorption

Closed Sales

15

Median Sold Price

\$432,000

Avg \$/Sq Ft

\$351

Median DOM

16 days

Active Listings

25

Months of Supply

1.7 mos

Seller's Market

97220 • Parkrose

Fast-moving

Closed Sales

22

Median Sold Price

\$443,000

Avg \$/Sq Ft

\$344

Median DOM

5 days

Active Listings

53

Months of Supply

2.4 mos

Seller's Market

Northeast Portland June Market Stats

Sourced from MLS: Northeast Portland, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$225k-\$250k	5	3	1	5.0	3	2	\$239,900	\$219,900	\$206,200	-14.05%	638	38
\$250k-\$275k	8	1	NA	—	0	1	NA	NA	NA	NA	NA	100
\$275k-\$300k	9	5	NA	—	0	7	NA	NA	NA	NA	NA	99
\$300k-\$325k	6	3	2	3.0	1	7	\$302,500	\$294,500	\$292,000	-3.47%	43	153
\$325k-\$350k	15	6	5	3.0	2	12	\$333,960	\$320,960	\$319,980	-4.19%	9	128
\$350k-\$375k	10	2	1	10.0	2	15	\$359,000	\$359,000	\$359,000	0.00%	14	73
\$375k-\$400k	24	10	10	2.4	1	23	\$389,160	\$375,420	\$375,051	-3.63%	24	91
\$400k-\$425k	4	4	7	0.6	1	24	\$410,000	\$395,714	\$413,851	0.94%	9	78
\$425k-\$450k	14	9	10	1.4	4	25	\$440,180	\$426,980	\$429,140	-2.51%	10	56
\$450k-\$475k	12	6	2	6.0	4	18	\$459,500	\$457,500	\$497,500	8.27%	10	76
\$475k-\$500k	13	8	15	0.9	1	39	\$492,560	\$479,160	\$481,952	-2.15%	6	64
\$500k-\$550k	17	11	14	1.2	2	34	\$530,636	\$523,486	\$538,950	1.57%	11	91
\$550k-\$600k	16	24	18	0.9	0	45	\$581,533	\$580,200	\$601,234	3.39%	6	26
\$600k-\$650k	9	15	10	0.9	2	37	\$630,290	\$622,790	\$642,500	1.94%	15	33
\$650k-\$700k	12	12	10	1.2	1	33	\$679,280	\$682,180	\$703,080	3.50%	5	42
\$700k-\$750k	15	6	4	3.8	2	16	\$737,000	\$714,700	\$741,750	0.64%	40	63
\$750k-\$800k	12	11	15	0.8	3	27	\$770,453	\$764,120	\$785,315	1.93%	8	29
\$800k-\$900k	10	11	17	0.6	2	45	\$868,082	\$860,088	\$884,375	1.88%	5	51
\$900k-\$1M	7	6	9	0.8	2	28	\$958,044	\$913,500	\$926,435	-3.30%	27	56
\$1M-\$1.25M	3	5	7	0.4	1	18	\$1,073,857	\$1,073,857	\$1,187,429	10.58%	5	93
\$1.25M-\$1.5M	7	6	2	3.5	0	11	\$1,422,500	\$1,422,500	\$1,495,000	5.10%	4	26
\$1.5M-\$2M	4	3	2	2.0	0	9	\$1,772,500	\$1,772,500	\$1,772,500	0.00%	21	24
\$2M-\$2.5M	2	2	3	0.7	0	3	\$2,330,000	\$2,330,000	\$2,289,208	-1.75%	9	28
\$2.5M-\$3M	0	0	1	0.0	0	2	\$2,500,000	\$2,500,000	\$2,250,000	-10.00%	118	NA
\$3M-\$3.5M	0	0	NA	—	1	0	NA	NA	NA	NA	NA	NA
\$3.5M-\$4M	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$4M+	1	1	NA	—	0	0	NA	NA	NA	NA	NA	34
Market Totals	253	171	166	1.5	42	485	\$691,676	\$682,239	\$698,910	1.05%	7	63

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.0

→ Seller's Market

Median Days on Market

10

35 avg DOM

List-to-Sale Ratio

99.8%

▲ Sellers holding price

New Listings

263

→ June 2026

Active Listings

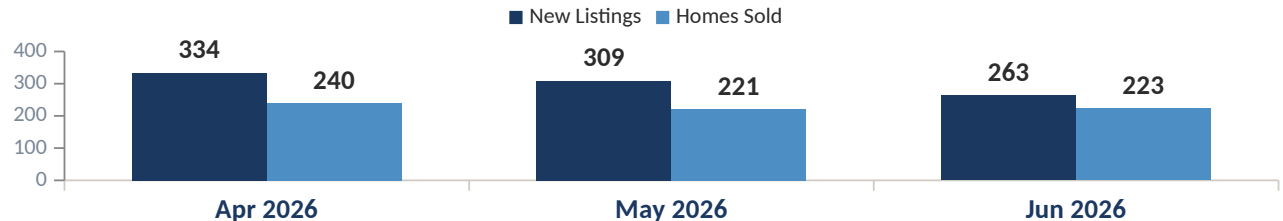
438

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$475K

438 active listings at month end

Median Sold Price (Closed Jun)

\$490K

223 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$334

Based on sold homes with sqft data

NEW LISTINGS

263

PENDING

222

EXPIRED

60

CLOSED SALES

223

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	53	23.8%	Moderate
\$400K – \$600K	104	46.6%	Highest volume
\$600K – \$800K	36	16.1%	Moderate
\$800K – \$1M	17	7.6%	Limited
\$1M+	13	5.8%	Limited

By Zip Code • 1 of 3

97202 • Sellwood / Westmoreland

Seller's market conditions

Closed Sales

47

Median Sold Price

\$575,000

Avg \$/Sq Ft

\$341

Median DOM

12 days

Active Listings

81

Months of Supply

1.7 mos

Seller's Market

97206 • Foster-Powell

Highest volume

Closed Sales

62

Median Sold Price

\$475,000

Avg \$/Sq Ft

\$343

Median DOM

9 days

Active Listings

106

Months of Supply

1.7 mos

Seller's Market

97215 • Mt. Tabor

Tightest supply, lower activity

Closed Sales

21

Median Sold Price

\$615,000

Avg \$/Sq Ft

\$332

Median DOM

5 days

Active Listings

20

Months of Supply

1.0 mos

Seller's Market

By Zip Code • 2 of 3

97266 • Lents

Most accessible price point

Closed Sales

23

Median Sold Price

\$392,000

Avg \$/Sq Ft

\$311

Median DOM

12 days

Active Listings

93

Months of Supply

4.0 mos

Balanced

97236 • Powellhurst

Balanced conditions

Closed Sales

24

Median Sold Price

\$437,000

Avg \$/Sq Ft

\$305

Median DOM

18 days

Active Listings

77

Months of Supply

3.2 mos

Balanced

97214 • Buckman / Hawthorne

Premium price point

Closed Sales

24

Median Sold Price

\$714,000

Avg \$/Sq Ft

\$345

Median DOM

5 days

Active Listings

40

Months of Supply

1.7 mos

Seller's Market

By Zip Code • 3 of 3

97216 • Mill Park

Slower absorption

Closed Sales

22

Median Sold Price

\$424,000

Avg \$/Sq Ft

\$338

Median DOM

22 days

Active Listings

21

Months of Supply

1.0 mos

Seller's Market

Southeast Portland June Market Stats

Sourced from MLS: Southeast Portland, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$175k-\$200k	3	3	1	3.0	1	2	\$195,000	\$180,000	\$175,000	-10.26%	67	33
\$200k-\$225k	3	0	NA	—	1	2	NA	NA	NA	NA	NA	131
\$225k-\$250k	0	2	2	0.0	0	3	\$232,450	\$194,950	\$210,000	-9.66%	54	NA
\$250k-\$275k	8	6	4	2.0	2	7	\$267,600	\$266,862	\$263,112	-1.68%	13	56
\$275k-\$300k	35	13	4	8.8	1	22	\$290,725	\$284,675	\$279,000	-4.03%	8	56
\$300k-\$325k	12	4	6	2.0	1	9	\$317,566	\$310,050	\$307,150	-3.28%	16	128
\$325k-\$350k	25	12	6	4.2	9	23	\$343,717	\$342,467	\$346,250	0.74%	62	70
\$350k-\$375k	19	6	11	1.7	2	24	\$358,309	\$346,518	\$354,091	-1.18%	38	47
\$375k-\$400k	31	17	21	1.5	6	64	\$391,252	\$383,238	\$385,798	-1.39%	28	83
\$400k-\$425k	21	9	8	2.6	4	33	\$406,937	\$407,437	\$412,812	1.44%	5	55
\$425k-\$450k	33	21	24	1.4	5	66	\$438,727	\$431,081	\$437,798	-0.21%	14	68
\$450k-\$475k	19	21	13	1.5	0	32	\$461,046	\$454,192	\$463,278	0.48%	10	34
\$475k-\$500k	29	20	18	1.6	6	59	\$490,650	\$477,933	\$481,056	-1.96%	12	61
\$500k-\$550k	29	24	29	1.0	9	65	\$527,155	\$515,053	\$527,180	0.00%	7	36
\$550k-\$600k	40	17	18	2.2	5	61	\$571,817	\$556,872	\$583,058	1.97%	8	66
\$600k-\$650k	23	11	7	3.3	1	39	\$636,621	\$626,907	\$644,993	1.32%	11	54
\$650k-\$700k	23	18	9	2.6	1	28	\$669,200	\$660,700	\$683,633	2.16%	16	56
\$700k-\$750k	15	5	6	2.5	0	23	\$734,600	\$719,600	\$712,967	-2.94%	21	70
\$750k-\$800k	15	10	10	1.5	0	27	\$780,750	\$773,160	\$793,890	1.68%	10	82
\$800k-\$900k	16	16	5	3.2	4	35	\$859,780	\$854,980	\$843,400	-1.91%	15	42
\$900k-\$1M	5	9	10	0.5	0	27	\$945,800	\$943,290	\$970,000	2.56%	5	27
\$1M-\$1.25M	9	8	6	1.5	0	20	\$1,151,000	\$1,151,000	\$1,156,763	0.50%	4	26
\$1.25M-\$1.5M	4	4	4	1.0	0	5	\$1,330,000	\$1,330,000	\$1,328,950	-0.08%	6	30
\$1.5M-\$2M	7	4	1	7.0	0	5	\$1,950,000	\$1,950,000	\$2,200,000	12.82%	2	71
\$2M+	6	3	NA	—	1	0	NA	NA	NA	NA	NA	38
Market Totals	438	263	223	2.0	60	684	\$555,319	\$546,599	\$557,008	0.30%	10	60

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

6.2

→ Buyer's Market

Median Days on Market

36

69 avg DOM

List-to-Sale Ratio

95.0%

→ list-to-sale

New Listings

104

→ June 2026

Active Listings

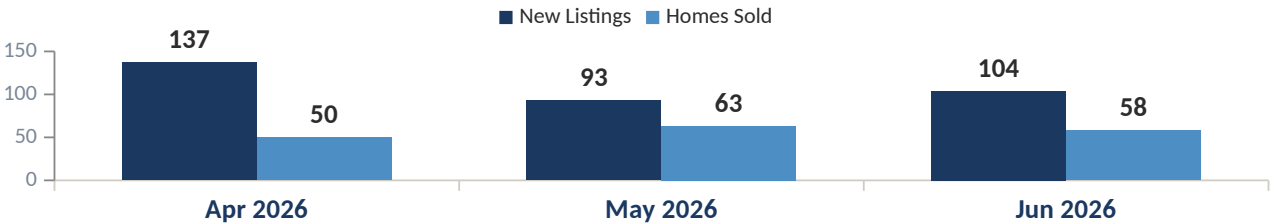
358

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$525K

358 active listings at month end

Median Sold Price (Closed Jun)

\$663K

58 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$342

Based on sold homes with sqft data

NEW LISTINGS

104

PENDING

55

EXPIRED

41

CLOSED SALES

58

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$500K	24	41.4%	Highest volume
\$500K – \$750K	14	24.1%	Moderate
\$750K – \$1M	9	15.5%	Moderate
\$1M – \$1.25M	3	5.2%	Limited
\$1.25M+	8	13.8%	Limited

By Zip Code • 1 of 2

97209 • Pearl District

*Highest volume, most accessible
price point*

Closed Sales

26

Median Sold Price

\$345,000

Avg \$/Sq Ft

\$329

Median DOM

72 days

Active Listings

195

Months of Supply

7.5 mos

Buyer's Market

97210 • Nob Hill / NW Heights

Buyer's market conditions

Closed Sales

13

Median Sold Price

\$690,000

Avg \$/Sq Ft

\$402

Median DOM

22 days

Active Listings

83

Months of Supply

6.4 mos

Buyer's Market

97221 • West Hills / Sylvan

Premium price point

Closed Sales

18

Median Sold Price

\$902,000

Avg \$/Sq Ft

\$326

Median DOM

16 days

Active Listings

58

Months of Supply

3.2 mos

Balanced

By Zip Code • 2 of 2

97231 • Sauvie Island / Linnton

Most buyer leverage, lower activity

Closed Sales

1

Median Sold Price

\$651,000

Avg \$/Sq Ft

\$182

Median DOM

38 days

Active Listings

22

Months of Supply

22.0 mos

Buyer's Market

Northwest Portland June Market Stats



Sourced from MLS: Northwest Portland, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$275k-\$300k	24	2	4	6.0	4	6	\$297,350	\$297,350	\$295,125	-0.75%	36	94
\$300k-\$325k	11	2	NA	—	2	3	NA	NA	NA	NA	NA	94
\$325k-\$350k	15	2	1	15.0	3	7	\$349,900	\$344,900	\$335,000	-4.26%	34	82
\$350k-\$375k	12	1	1	12.0	2	2	\$350,000	\$289,000	\$270,000	-22.86%	248	152
\$375k-\$400k	22	5	1	22.0	5	7	\$399,000	\$389,000	\$384,000	-3.76%	34	116
\$400k-\$425k	6	1	1	6.0	1	4	\$417,000	\$417,000	\$413,000	-0.96%	49	66
\$425k-\$450k	9	1	3	3.0	2	4	\$434,267	\$415,933	\$385,833	-11.15%	94	126
\$450k-\$475k	5	2	2	2.5	2	4	\$469,450	\$443,950	\$439,500	-6.38%	39	118
\$475k-\$500k	13	4	1	13.0	0	6	\$485,000	\$450,000	\$460,000	-5.15%	195	115
\$500k-\$550k	13	7	2	6.5	1	4	\$517,000	\$497,000	\$487,500	-5.71%	66	72
\$550k-\$600k	21	9	2	10.5	0	6	\$568,000	\$550,500	\$572,500	0.79%	51	68
\$600k-\$650k	5	1	NA	—	1	4	NA	NA	NA	NA	NA	68
\$650k-\$700k	17	6	5	3.4	1	8	\$679,780	\$674,580	\$666,500	-1.95%	35	71
\$700k-\$750k	7	3	7	1.0	2	11	\$731,143	\$704,129	\$701,585	-4.04%	22	71
\$750k-\$800k	11	7	2	5.5	1	7	\$752,500	\$752,500	\$801,500	6.51%	16	69
\$800k-\$900k	15	7	3	5.0	3	16	\$897,967	\$832,967	\$813,333	-9.43%	84	98
\$900k-\$1M	17	5	2	8.5	0	6	\$972,000	\$949,450	\$930,000	-4.32%	47	139
\$1M-\$1.25M	18	9	5	3.6	0	14	\$1,088,800	\$1,059,600	\$1,044,200	-4.10%	24	72
\$1.25M-\$1.5M	28	10	1	28.0	2	11	\$1,425,000	\$1,395,000	\$1,380,000	-3.16%	83	52
\$1.5M-\$2M	14	5	5	2.8	1	14	\$1,686,000	\$1,556,980	\$1,540,000	-8.66%	30	72
\$2M-\$2.5M	4	1	1	4.0	0	2	\$2,200,000	\$2,200,000	\$2,200,000	0.00%	3	41
\$2.5M-\$3M	5	1	1	5.0	0	2	\$2,975,000	\$2,975,000	\$2,975,000	0.00%	5	100
\$3M+	9	1	NA	—	0	0	NA	NA	NA	NA	NA	93
Market Totals	358	104	58	6.2	41	171	\$773,133	\$743,830	\$726,037	-6.09%	36	89

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

3.3

→ Balanced

Median Days on Market

18

56 avg DOM

List-to-Sale Ratio

97.0%

→ list-to-sale

New Listings

197

→ June 2026

Active Listings

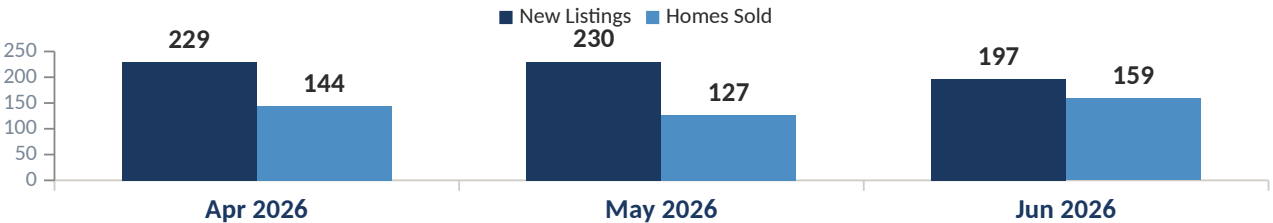
526

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$655K

526 active listings at month end

Median Sold Price (Closed Jun)

\$650K

159 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$359

Based on sold homes with sqft data

NEW LISTINGS

197

PENDING

156

EXPIRED

54

CLOSED SALES

159

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$500K	43	27.0%	Strong
\$500K – \$750K	58	36.5%	Highest volume
\$750K – \$1M	25	15.7%	Moderate
\$1M – \$1.25M	17	10.7%	Limited
\$1.25M+	16	10.1%	Limited



WINDERMERE REALTY TRUST

By Zip Code • 1 of 2

97201 • Downtown SW / PSU

Most buyer leverage

Closed Sales

20

Median Sold Price

\$467,000

Avg \$/Sq Ft

\$324

Median DOM

60 days

Active Listings

134

Months of Supply

6.7 mos

Buyer's Market

97205 • West End / Goose Hollow

Lower activity, most accessible price point

Closed Sales

8

Median Sold Price

\$295,000

Avg \$/Sq Ft

\$373

Median DOM

145 days

Active Listings

45

Months of Supply

5.6 mos

Buyer's Market

97219 • Multnomah / Capitol Hill

Highest volume

Closed Sales

66

Median Sold Price

\$622,000

Avg \$/Sq Ft

\$359

Median DOM

9 days

Active Listings

163

Months of Supply

2.5 mos

Seller's Market

By Zip Code • 2 of 2

97239 • Hillsdale / Council Crest

Premium price point

Closed Sales

24

Median Sold Price

\$725,000

Avg \$/Sq Ft

\$361

Median DOM

34 days

Active Listings

119

Months of Supply

5.0 mos

Balanced

97225 • Raleigh Hills / Garden Home

Seller's market conditions

Closed Sales

26

Median Sold Price

\$712,000

Avg \$/Sq Ft

\$352

Median DOM

14 days

Active Listings

53

Months of Supply

2.0 mos

Seller's Market

97223 • Raleigh Hills / Garden Home

Tightest supply

Closed Sales

15

Median Sold Price

\$665,000

Avg \$/Sq Ft

\$406

Median DOM

6 days

Active Listings

12

Months of Supply

0.8 mos

Seller's Market

Southwest Portland June Market Stats

Sourced from MLS: Southwest Portland, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$250k-\$275k	18	3	1	18.0	4	2	\$270,000	\$270,000	\$265,000	-1.85%	76	70
\$275k-\$300k	26	8	4	6.5	5	10	\$290,975	\$269,475	\$270,000	-7.21%	64	116
\$300k-\$325k	11	1	4	2.8	1	6	\$315,475	\$281,750	\$287,125	-8.99%	407	145
\$325k-\$350k	24	3	3	8.0	0	5	\$344,933	\$321,600	\$324,933	-5.80%	78	109
\$350k-\$375k	9	3	1	9.0	1	3	\$369,900	\$275,000	\$265,000	-28.36%	228	105
\$375k-\$400k	16	6	3	5.3	1	10	\$398,233	\$398,233	\$394,667	-0.90%	11	84
\$400k-\$425k	4	1	4	1.0	1	9	\$422,050	\$417,050	\$412,250	-2.32%	45	87
\$425k-\$450k	17	10	4	4.2	0	10	\$442,400	\$442,400	\$427,825	-3.29%	4	89
\$450k-\$475k	6	1	4	1.5	0	13	\$456,000	\$440,975	\$435,000	-4.61%	22	94
\$475k-\$500k	9	5	8	1.1	1	16	\$489,725	\$487,225	\$473,375	-3.34%	16	47
\$500k-\$550k	14	10	9	1.6	4	23	\$524,811	\$524,800	\$537,556	2.43%	5	88
\$550k-\$600k	32	21	20	1.6	2	47	\$581,030	\$573,535	\$581,782	0.13%	5	72
\$600k-\$650k	19	13	6	3.2	2	28	\$618,150	\$604,982	\$622,833	0.76%	4	45
\$650k-\$700k	32	17	14	2.3	3	30	\$675,993	\$669,921	\$679,071	0.46%	10	74
\$700k-\$750k	18	10	8	2.2	3	21	\$732,738	\$726,550	\$716,422	-2.23%	16	72
\$750k-\$800k	20	10	11	1.8	3	38	\$773,364	\$762,455	\$768,455	-0.63%	19	65
\$800k-\$900k	38	11	4	9.5	2	27	\$883,475	\$871,000	\$860,000	-2.66%	10	88
\$900k-\$1M	34	10	13	2.6	2	33	\$943,138	\$925,369	\$940,001	-0.33%	16	68
\$1M-\$1.25M	31	13	7	4.4	2	28	\$1,157,143	\$1,145,714	\$1,110,597	-4.02%	12	62
\$1.25M-\$1.5M	26	11	11	2.4	1	24	\$1,378,073	\$1,294,164	\$1,256,073	-8.85%	32	79
\$1.5M-\$2M	38	10	7	5.4	3	13	\$1,689,571	\$1,549,571	\$1,471,114	-12.93%	83	93
\$2M-\$2.5M	8	3	2	4.0	0	3	\$2,146,500	\$2,094,000	\$2,039,000	-5.01%	164	54
\$2.5M-\$3M	7	3	4	1.8	1	6	\$2,761,000	\$2,578,750	\$2,490,000	-9.82%	44	39
\$3M-\$3.5M	2	1	NA	—	0	2	NA	NA	NA	NA	NA	88
\$3.5M-\$4M	3	0	NA	—	2	2	NA	NA	NA	NA	NA	300
\$4M+	7	3	NA	—	0	0	NA	NA	NA	NA	NA	68
Market Totals	526	197	159	3.3	54	430	\$791,090	\$765,326	\$757,464	-4.25%	18	82

By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

4.1

→ Balanced

Median Days on Market

19

54 avg DOM

List-to-Sale Ratio

96.7%

→ list-to-sale

New Listings

194

→ June 2026

Active Listings

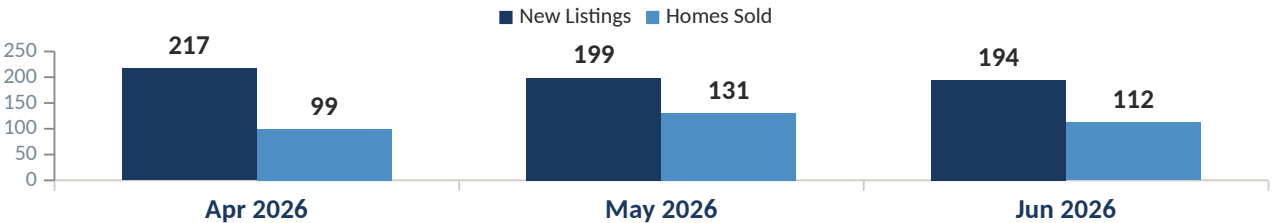
457

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. homes sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$950K

457 active listings at month end

Median Sold Price (Closed Jun)

\$915K

112 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$393

Based on sold homes with sqft data

NEW LISTINGS

194

PENDING

129

EXPIRED

42

CLOSED SALES

112

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$500K	16	14.3%	Limited
\$500K – \$750K	22	19.6%	Moderate
\$750K – \$1.25M	41	36.6%	Highest volume
\$1.25M – \$2.5M	27	24.1%	Moderate
\$2.5M+	6	5.4%	Limited

Market *Deep Dive*



By Zip Code

97034 • Lake Oswego North*Most buyer leverage, lower activity*

Closed Sales

25

Median Sold Price

\$1,430,000

Avg \$/Sq Ft

\$499

Median DOM

18 days

Active Listings

166

Months of Supply

6.6 mos**Buyer's Market****97035 • Lake Oswego South***Most accessible price point, slower absorption*

Closed Sales

36

Median Sold Price

\$730,000

Avg \$/Sq Ft

\$409

Median DOM

22 days

Active Listings

136

Months of Supply

3.8 mos**Balanced****97068 • West Linn***Highest volume*

Closed Sales

51

Median Sold Price

\$843,000

Avg \$/Sq Ft

\$329

Median DOM

17 days

Active Listings

155

Months of Supply

3.0 mos**Balanced**

Lake Oswego · West Linn June Market Stats



Sourced from MLS: Lake Oswego · West Linn, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$350k-\$375k	4	2	NA	—	1	1	NA	NA	NA	NA	NA	52
\$375k-\$400k	11	2	3	3.7	2	5	\$394,633	\$381,633	\$376,747	-4.53%	79	89
\$400k-\$425k	3	1	1	3.0	1	5	\$400,000	\$374,000	\$350,000	-12.50%	303	68
\$425k-\$450k	8	4	NA	—	3	2	NA	NA	NA	NA	NA	76
\$450k-\$475k	6	2	2	3.0	0	3	\$464,500	\$446,500	\$435,000	-6.35%	69	76
\$475k-\$500k	8	4	4	2.0	2	7	\$486,225	\$472,475	\$455,000	-6.42%	22	49
\$500k-\$550k	5	1	1	5.0	0	7	\$515,000	\$449,900	\$450,000	-12.62%	94	69
\$550k-\$600k	10	5	1	10.0	1	13	\$599,900	\$599,900	\$620,000	3.35%	6	58
\$600k-\$650k	16	13	4	4.0	0	10	\$627,500	\$606,250	\$600,750	-4.26%	24	32
\$650k-\$700k	25	10	9	2.8	3	22	\$674,754	\$675,866	\$677,610	0.42%	16	68
\$700k-\$750k	13	6	3	4.3	2	11	\$745,233	\$728,932	\$722,267	-3.08%	12	49
\$750k-\$800k	25	11	7	3.6	0	20	\$773,914	\$766,629	\$772,461	-0.19%	8	61
\$800k-\$900k	36	23	17	2.1	2	45	\$852,164	\$836,164	\$834,964	-2.02%	20	33
\$900k-\$1M	25	19	6	4.2	2	28	\$964,967	\$962,960	\$962,483	-0.26%	6	39
\$1M-\$1.25M	39	23	11	3.5	3	42	\$1,140,527	\$1,125,355	\$1,115,818	-2.17%	24	60
\$1.25M-\$1.5M	36	16	14	2.6	1	38	\$1,379,142	\$1,343,443	\$1,313,741	-4.74%	30	68
\$1.5M-\$2M	41	11	12	3.4	3	33	\$1,733,638	\$1,689,862	\$1,663,805	-4.03%	20	69
\$2M-\$2.5M	28	14	6	4.7	5	17	\$2,380,000	\$2,272,500	\$2,225,833	-6.48%	61	73
\$2.5M-\$3M	17	3	4	4.2	2	11	\$2,673,500	\$2,673,500	\$2,655,000	-0.69%	8	75
\$3M-\$3.5M	12	1	NA	—	0	0	NA	NA	NA	NA	NA	111
\$3.5M-\$4M	12	4	NA	—	0	1	NA	NA	NA	NA	NA	66
\$4M-\$4.5M	5	1	1	5.0	0	2	\$4,300,000	\$4,300,000	\$4,055,000	-5.70%	16	146
\$4.5M-\$5M	10	2	NA	—	1	1	NA	NA	NA	NA	NA	87
\$5M-\$5.5M	2	0	NA	—	0	1	NA	NA	NA	NA	NA	128
\$5.5M-\$6M	4	0	NA	—	0	0	NA	NA	NA	NA	NA	228
\$6M+	7	2	1	7.0	2	1	\$7,995,000	\$7,995,000	\$7,400,000	-7.44%	7	89
Market Totals	457	194	112	4.1	42	342	\$1,191,338	\$1,170,003	\$1,148,674	-3.58%	19	65