



Portland Metro

Gresham · Sandy · Troutdale

Nw Washington County

Beaverton · Aloha

Hillsboro · Forest Grove

Tigard · Tualatin · Sherwood

Milwaukie · Happy Valley

Oregon City · Canby

Portland Metro

Market Summary · June 2026

Market	Median Sold	Median List	\$/SqFt	Closed	Pending	New	Active	Median DOM	MOI	L/S
Gresham · Sandy · Troutdale	\$525K	\$520K	\$281	128	135	160	346	28	2.7	97.8%
Nw Washington County	\$757K	\$700K	\$317	85	87	128	279	24	3.3	98.4%
Beaverton · Aloha	\$540K	\$520K	\$313	176	198	252	477	16	2.7	98.0%
Hillsboro · Forest Grove	\$549K	\$570K	\$310	164	152	182	394	24	2.4	96.6%
Tigard · Tualatin · Sherwood	\$645K	\$650K	\$308	231	226	260	481	26	2.1	98.0%
Milwaukie · Happy Valley	\$591K	\$629K	\$318	174	191	214	438	19	2.5	97.5%
Oregon City · Canby	\$600K	\$715K	\$327	114	138	131	277	12	2.4	98.4%
Region Total	\$594K	\$607K	\$310	1,072	1,127	1,327	2,692	21	2.5	97.8%

By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.7

→ Seller's Market

Median Days on Market

28

57 avg DOM

List-to-Sale Ratio

97.8%

→ list-to-sale

New Listings

160

→ June 2026

Active Listings

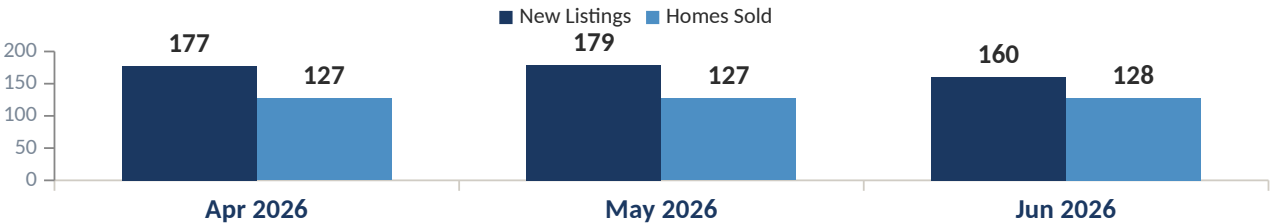
346

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$520K

346 active listings at month end

Median Sold Price (Closed Jun)

\$525K

128 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$281

Based on sold homes with sqft data

NEW LISTINGS

160

PENDING

135

EXPIRED

32

CLOSED SALES

128

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	21	16.4%	Moderate
\$400K – \$600K	79	61.7%	Highest volume
\$600K – \$800K	15	11.7%	Limited
\$800K – \$1M	8	6.2%	Limited
\$1M+	5	3.9%	Rare

Market *Deep Dive*



By Zip Code • 1 of 2

97080 • Gresham South*Tightest supply, highest volume*

Closed Sales

60

Median Sold Price

\$537,000

Avg \$/Sq Ft

\$286

Median DOM

32 days

Active Listings

128

Months of Supply

2.1 mos

Seller's Market

97030 • Gresham North*Most accessible price point*

Closed Sales

30

Median Sold Price

\$440,000

Avg \$/Sq Ft

\$258

Median DOM

26 days

Active Listings

68

Months of Supply

2.3 mos

Seller's Market

97055 • Sandy*Balanced conditions*

Closed Sales

17

Median Sold Price

\$500,000

Avg \$/Sq Ft

\$292

Median DOM

26 days

Active Listings

80

Months of Supply

4.7 mos

Balanced

Market *Deep Dive*



By Zip Code • 2 of 2

97060 • Troutdale

Fast-moving

Closed Sales

9

Median Sold Price

\$479,000

Avg \$/Sq Ft

\$308

Median DOM

20 days

Active Listings

36

Months of Supply

4.0 mos

Balanced

97019 • Corbett

Lower activity, premium price point

Closed Sales

5

Median Sold Price

\$849,000

Avg \$/Sq Ft

\$298

Median DOM

31 days

Active Listings

16

Months of Supply

3.2 mos

Balanced

97024 • Fairview

Seller's market conditions

Closed Sales

7

Median Sold Price

\$520,000

Avg \$/Sq Ft

\$271

Median DOM

29 days

Active Listings

18

Months of Supply

2.6 mos

Seller's Market

Gresham · Sandy · Troutdale June Market Stats

Sourced from MLS: Gresham · Sandy · Troutdale, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$200k-\$225k	3	1	3	1.0	1	3	\$216,317	\$204,650	\$197,500	-8.70%	168	166
\$225k-\$250k	14	3	2	7.0	2	3	\$231,250	\$227,250	\$219,750	-4.97%	75	54
\$250k-\$275k	6	5	2	3.0	2	3	\$262,000	\$232,000	\$232,000	-11.45%	164	24
\$275k-\$300k	4	1	2	2.0	0	5	\$288,000	\$288,000	\$292,500	1.56%	2	122
\$300k-\$325k	4	1	1	4.0	0	4	\$319,000	\$319,000	\$294,000	-7.84%	4	199
\$325k-\$350k	6	1	1	6.0	0	9	\$349,900	\$344,900	\$341,500	-2.40%	59	58
\$350k-\$375k	9	2	4	2.2	1	10	\$363,484	\$351,971	\$348,250	-4.19%	54	64
\$375k-\$400k	16	5	6	2.7	1	28	\$385,315	\$383,600	\$386,875	0.40%	7	80
\$400k-\$425k	26	16	4	6.5	1	18	\$416,221	\$416,221	\$414,348	-0.45%	64	50
\$425k-\$450k	18	13	12	1.5	1	32	\$436,731	\$430,048	\$434,016	-0.62%	22	44
\$450k-\$475k	21	12	8	2.6	4	33	\$460,481	\$454,737	\$458,312	-0.47%	24	53
\$475k-\$500k	17	11	11	1.5	1	38	\$490,600	\$487,491	\$487,382	-0.66%	14	42
\$500k-\$550k	40	25	20	2.0	6	66	\$534,983	\$532,223	\$533,583	-0.26%	16	44
\$550k-\$600k	26	15	22	1.2	4	48	\$574,117	\$563,865	\$564,099	-1.74%	38	48
\$600k-\$650k	23	11	4	5.8	2	17	\$649,922	\$627,447	\$618,125	-4.89%	42	62
\$650k-\$700k	18	8	6	3.0	1	18	\$667,150	\$651,300	\$641,500	-3.84%	42	52
\$700k-\$750k	4	2	2	2.0	0	11	\$729,460	\$729,460	\$721,500	-1.09%	44	52
\$750k-\$800k	19	9	3	6.3	0	6	\$793,000	\$779,667	\$780,292	-1.60%	7	65
\$800k-\$900k	10	3	6	1.7	2	11	\$850,917	\$836,750	\$831,833	-2.24%	29	82
\$900k-\$1M	18	3	2	9.0	2	4	\$974,450	\$875,000	\$842,500	-13.54%	240	74
\$1M-\$1.25M	13	3	1	13.0	0	3	\$1,150,000	\$1,150,000	\$1,125,000	-2.17%	43	76
\$1.25M-\$1.5M	10	1	3	3.3	0	6	\$1,425,967	\$1,326,300	\$1,258,198	-11.77%	17	102
\$1.5M-\$2M	9	3	1	9.0	1	3	\$1,695,000	\$1,695,000	\$1,650,000	-2.65%	26	86
\$2M+	2	2	NA	—	0	0	NA	NA	NA	NA	NA	336
Market Totals	346	160	128	2.7	32	382	\$554,041	\$544,255	\$539,546	-2.62%	28	56

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

3.3

→ Balanced

Median Days on Market

24

42 avg DOM

List-to-Sale Ratio

98.4%

▲ Sellers holding price

New Listings

128

→ June 2026

Active Listings

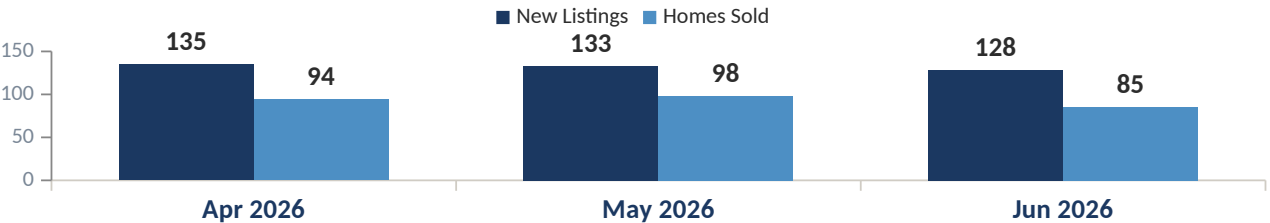
279

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$700K

279 active listings at month end

Median Sold Price (Closed Jun)

\$757K

85 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$317

Based on sold homes with sqft data

NEW LISTINGS

128

PENDING

87

EXPIRED

22

CLOSED SALES

85

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	3	3.5%	Rare
\$400K – \$600K	20	23.5%	Moderate
\$600K – \$800K	27	31.8%	Highest volume
\$800K – \$1M	18	21.2%	Moderate
\$1M+	17	20.0%	Moderate

Market *Deep Dive*



By Zip Code

97229 • Bethany / Cedar Mill*Highest volume, premium price point*

Closed Sales

75

Median Sold Price

\$799,000

Avg \$/Sq Ft

\$321

Median DOM

23 days

Active Listings

241

Months of Supply

3.2 mos

Balanced

97133 • North Plains*Most accessible price point*

Closed Sales

6

Median Sold Price

\$469,000

Avg \$/Sq Ft

\$292

Median DOM

54 days

Active Listings

24

Months of Supply

4.0 mos

Balanced

97106 • Banks*Lower activity, fast-moving*

Closed Sales

4

Median Sold Price

\$492,000

Avg \$/Sq Ft

\$280

Median DOM

22 days

Active Listings

14

Months of Supply

3.5 mos

Balanced

Nw Washington County June Market Stats



Sourced from MLS: Nw Washington County, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$275k-\$300k	4	1	NA	—	0	1	NA	NA	NA	NA	NA	69
\$300k-\$325k	6	1	NA	—	0	1	NA	NA	NA	NA	NA	92
\$325k-\$350k	6	2	1	6.0	0	1	\$325,000	\$325,000	\$325,000	0.00%	1	58
\$350k-\$375k	3	2	NA	—	0	3	NA	NA	NA	NA	NA	20
\$375k-\$400k	6	2	1	6.0	0	3	\$384,900	\$359,900	\$355,000	-7.77%	134	98
\$400k-\$425k	6	6	NA	—	0	7	NA	NA	NA	NA	NA	23
\$425k-\$450k	15	2	2	7.5	2	10	\$436,750	\$436,750	\$424,250	-2.86%	22	61
\$450k-\$475k	5	2	4	1.2	0	11	\$458,150	\$452,475	\$449,075	-1.98%	24	70
\$475k-\$500k	11	4	3	3.7	2	14	\$489,100	\$484,100	\$491,633	0.52%	24	77
\$500k-\$550k	11	10	5	2.2	2	17	\$513,240	\$504,240	\$497,580	-3.05%	77	34
\$550k-\$600k	17	6	6	2.8	2	11	\$570,633	\$562,300	\$557,083	-2.37%	18	57
\$600k-\$650k	16	7	3	5.3	2	13	\$611,667	\$605,000	\$623,333	1.91%	19	66
\$650k-\$700k	21	6	6	3.5	0	20	\$697,483	\$690,150	\$681,250	-2.33%	15	62
\$700k-\$750k	12	9	9	1.3	1	23	\$736,200	\$727,755	\$719,933	-2.21%	33	37
\$750k-\$800k	21	10	8	2.6	3	31	\$787,500	\$774,000	\$766,250	-2.70%	20	56
\$800k-\$900k	38	26	9	4.2	1	40	\$834,644	\$835,311	\$842,322	0.92%	5	43
\$900k-\$1M	20	6	11	1.8	2	35	\$941,300	\$935,755	\$937,727	-0.38%	12	76
\$1M-\$1.25M	22	7	8	2.8	1	16	\$1,142,125	\$1,126,500	\$1,114,312	-2.44%	28	57
\$1.25M-\$1.5M	16	6	5	3.2	1	10	\$1,319,990	\$1,289,790	\$1,270,990	-3.71%	39	66
\$1.5M-\$2M	6	5	NA	—	2	2	NA	NA	NA	NA	NA	56
\$2M-\$2.5M	2	0	3	0.7	1	4	\$2,314,967	\$2,298,333	\$2,287,334	-1.19%	53	632
\$2.5M+	2	1	NA	—	0	0	NA	NA	NA	NA	NA	48
Market Totals	279	128	85	3.3	22	277	\$830,399	\$821,145	\$816,957	-1.62%	24	58

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.7

→ Seller's Market

Median Days on Market

16

52 avg DOM

List-to-Sale Ratio

98.0%

▲ Sellers holding price

New Listings

252

→ June 2026

Active Listings

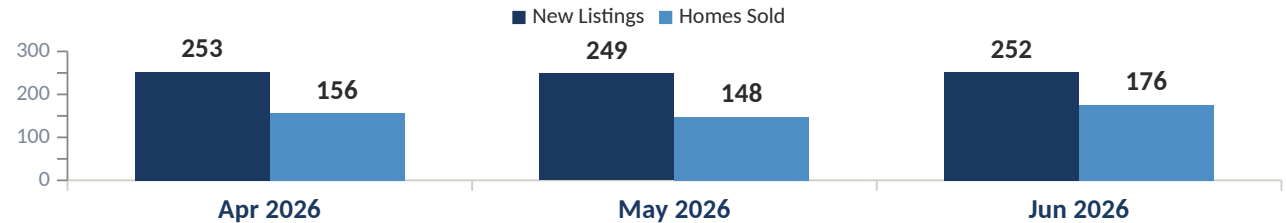
477

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$520K

477 active listings at month end

Median Sold Price (Closed Jun)

\$540K

176 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$313

Based on sold homes with sqft data

NEW LISTINGS

252

PENDING

198

EXPIRED

52

CLOSED SALES

176

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	29	16.5%	Moderate
\$400K – \$600K	91	51.7%	Highest volume
\$600K – \$800K	39	22.2%	Moderate
\$800K – \$1M	11	6.2%	Limited
\$1M+	6	3.4%	Rare



Market *Deep Dive*



By Zip Code • 1 of 2

97007 • Beaverton SW / Cooper Mtn

Highest volume, premium price point

Closed Sales

64

Median Sold Price

\$615,000

Avg \$/Sq Ft

\$291

Median DOM

27 days

Active Listings

190

Months of Supply

3.0 mos

Balanced

97006 • Beaverton / Aloha

Balanced conditions

Closed Sales

18

Median Sold Price

\$528,000

Avg \$/Sq Ft

\$281

Median DOM

17 days

Active Listings

63

Months of Supply

3.5 mos

Balanced

97008 • Beaverton / Murray Hill

Fast-moving

Closed Sales

26

Median Sold Price

\$578,000

Avg \$/Sq Ft

\$329

Median DOM

8 days

Active Listings

60

Months of Supply

2.3 mos

Seller's Market

Market *Deep Dive*



By Zip Code • 2 of 2

97005 • Central Beaverton

Lower activity, most accessible price point

Closed Sales

16

Median Sold Price

\$440,000

Avg \$/Sq Ft

\$353

Median DOM

34 days

Active Listings

36

Months of Supply

2.2 mos

Seller's Market

97078 • Aloha West

Tightest supply

Closed Sales

29

Median Sold Price

\$512,000

Avg \$/Sq Ft

\$331

Median DOM

13 days

Active Listings

42

Months of Supply

1.4 mos

Seller's Market

97003 • Aloha / Reedville

Balanced conditions

Closed Sales

23

Median Sold Price

\$475,000

Avg \$/Sq Ft

\$329

Median DOM

9 days

Active Listings

86

Months of Supply

3.7 mos

Balanced

Beaverton · Aloha June Market Stats

Sourced from MLS: Beaverton · Aloha, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$200k–\$225k	11	6	NA	—	2	3	NA	NA	NA	NA	NA	41
\$225k–\$250k	17	9	2	8.5	2	7	\$244,900	\$239,900	\$218,764	-10.67%	49	40
\$250k–\$275k	22	9	2	11.0	3	8	\$267,500	\$267,500	\$269,500	0.75%	26	70
\$275k–\$300k	18	4	4	4.5	3	6	\$283,725	\$276,850	\$273,125	-3.74%	8	89
\$300k–\$325k	16	6	3	5.3	1	12	\$310,000	\$300,500	\$305,000	-1.61%	44	56
\$325k–\$350k	22	10	3	7.3	3	14	\$331,633	\$329,967	\$328,633	-0.90%	8	72
\$350k–\$375k	19	10	1	19.0	4	10	\$359,900	\$359,900	\$377,000	4.75%	4	89
\$375k–\$400k	26	12	7	3.7	1	16	\$386,386	\$379,257	\$386,071	-0.08%	10	64
\$400k–\$425k	12	5	8	1.5	1	18	\$416,487	\$415,862	\$415,238	-0.30%	4	62
\$425k–\$450k	17	12	7	2.4	1	21	\$440,400	\$430,829	\$431,114	-2.11%	36	34
\$450k–\$475k	17	8	4	4.2	1	15	\$461,225	\$438,075	\$436,825	-5.29%	102	42
\$475k–\$500k	24	17	19	1.3	2	40	\$488,861	\$478,618	\$477,897	-2.24%	16	42
\$500k–\$550k	46	34	30	1.5	5	68	\$526,895	\$519,190	\$521,922	-0.94%	20	56
\$550k–\$600k	42	23	25	1.7	2	62	\$577,680	\$575,296	\$567,712	-1.73%	8	62
\$600k–\$650k	32	19	8	4.0	8	41	\$619,025	\$611,112	\$613,312	-0.92%	8	58
\$650k–\$700k	38	21	14	2.7	6	36	\$673,820	\$669,006	\$666,206	-1.13%	22	54
\$700k–\$750k	20	13	10	2.0	2	32	\$724,475	\$708,275	\$715,385	-1.25%	26	58
\$750k–\$800k	28	11	5	5.6	0	23	\$772,198	\$770,198	\$757,710	-1.88%	11	48
\$800k–\$900k	23	9	4	5.8	2	16	\$853,472	\$830,972	\$832,972	-2.40%	24	89
\$900k–\$1M	10	4	8	1.2	1	12	\$951,575	\$948,962	\$954,782	0.34%	26	66
\$1M–\$1.25M	5	3	4	1.2	1	9	\$1,147,248	\$1,071,998	\$1,058,750	-7.71%	38	49
\$1.25M–\$1.5M	2	2	2	1.0	0	3	\$1,424,500	\$1,392,000	\$1,385,000	-2.77%	37	86
\$1.5M+	3	1	NA	—	1	0	NA	NA	NA	NA	NA	52
Market Totals	477	252	176	2.7	52	480	\$568,266	\$558,516	\$557,945	-1.82%	16	61

By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.4

→ Seller's Market

Median Days on Market

24

66 avg DOM

List-to-Sale Ratio

96.6%

→ list-to-sale

New Listings

182

→ June 2026

Active Listings

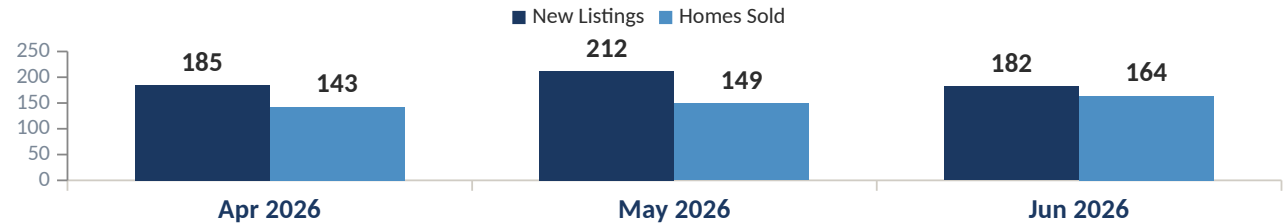
394

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$570K

394 active listings at month end

Median Sold Price (Closed Jun)

\$549K

164 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$310

Based on sold homes with sqft data

NEW LISTINGS

182

PENDING

152

EXPIRED

35

CLOSED SALES

164

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	13	7.9%	Limited
\$400K – \$600K	92	56.1%	Highest volume
\$600K – \$800K	36	22.0%	Moderate
\$800K – \$1M	9	5.5%	Limited
\$1M+	14	8.5%	Limited



Market *Deep Dive*



By Zip Code • 1 of 2

97123 • Hillsboro South*Highest volume, premium price point*

Closed Sales

60

Median Sold Price

\$596,000

Avg \$/Sq Ft

\$314

Median DOM

27 days

Active Listings

172

Months of Supply

2.9 mos

Seller's Market

97124 • Hillsboro North*Tightest supply*

Closed Sales

52

Median Sold Price

\$552,000

Avg \$/Sq Ft

\$328

Median DOM

12 days

Active Listings

94

Months of Supply

1.8 mos

Seller's Market

97116 • Forest Grove*Seller's market conditions*

Closed Sales

37

Median Sold Price

\$500,000

Avg \$/Sq Ft

\$288

Median DOM

20 days

Active Listings

83

Months of Supply

2.2 mos

Seller's Market

By Zip Code • 2 of 2

97113 • Cornelius

*Lower activity, most accessible
price point*

Closed Sales

15

Median Sold Price

\$500,000

Avg \$/Sq Ft

\$284

Median DOM

48 days

Active Listings

45

Months of Supply

3.0 mos

Balanced

Hillsboro · Forest Grove June Market Stats



Sourced from MLS: Hillsboro · Forest Grove, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$225k-\$250k	3	0	1	3.0	0	2	\$249,000	\$249,000	\$200,000	-19.68%	33	73
\$250k-\$275k	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$275k-\$300k	1	1	NA	—	1	2	NA	NA	NA	NA	NA	174
\$300k-\$325k	3	0	1	3.0	1	2	\$310,000	\$310,000	\$310,000	0.00%	NA	111
\$325k-\$350k	11	8	1	11.0	1	7	\$349,900	\$349,900	\$343,500	-1.83%	4	62
\$350k-\$375k	16	5	3	5.3	1	9	\$360,300	\$343,633	\$310,333	-13.87%	193	60
\$375k-\$400k	19	10	5	3.8	3	14	\$392,860	\$384,760	\$382,960	-2.52%	10	47
\$400k-\$425k	16	2	5	3.2	3	21	\$409,980	\$403,780	\$402,980	-1.71%	25	104
\$425k-\$450k	28	13	8	3.5	2	39	\$439,520	\$436,089	\$431,589	-1.80%	7	80
\$450k-\$475k	25	16	11	2.3	4	37	\$463,292	\$447,193	\$450,933	-2.67%	13	41
\$475k-\$500k	21	13	18	1.2	4	38	\$489,410	\$478,909	\$479,232	-2.08%	34	41
\$500k-\$550k	42	32	30	1.4	2	78	\$528,805	\$525,635	\$527,690	-0.21%	19	67
\$550k-\$600k	44	24	23	1.9	6	64	\$582,279	\$565,026	\$543,754	-6.62%	17	55
\$600k-\$650k	50	20	9	5.6	3	31	\$628,033	\$616,922	\$618,267	-1.56%	35	45
\$650k-\$700k	37	13	14	2.6	2	34	\$676,913	\$656,161	\$651,763	-3.72%	46	60
\$700k-\$750k	18	4	9	2.0	0	19	\$721,109	\$706,621	\$704,298	-2.33%	40	58
\$750k-\$800k	11	8	4	2.8	0	12	\$766,425	\$761,425	\$766,616	0.02%	37	32
\$800k-\$900k	17	5	3	5.7	0	8	\$873,210	\$883,384	\$882,050	1.01%	64	60
\$900k-\$1M	3	1	6	0.5	1	15	\$942,833	\$911,833	\$902,096	-4.32%	11	76
\$1M-\$1.25M	11	4	5	2.2	0	7	\$1,150,800	\$1,115,000	\$1,115,200	-3.09%	5	73
\$1.25M-\$1.5M	7	1	3	2.3	0	7	\$1,393,333	\$1,393,333	\$1,438,333	3.23%	1	69
\$1.5M-\$2M	3	1	3	1.0	0	6	\$1,773,333	\$1,608,000	\$1,333,667	-24.79%	266	67
\$2M-\$2.5M	2	0	1	2.0	1	1	\$2,400,000	\$2,400,000	\$2,350,000	-2.08%	15	280
\$2.5M-\$3M	1	0	1	1.0	0	2	\$2,500,000	\$1,750,000	\$1,650,000	-34.00%	461	100
\$3M-\$3.5M	1	0	NA	—	0	0	NA	NA	NA	NA	NA	53
\$3.5M-\$4M	2	0	NA	—	0	1	NA	NA	NA	NA	NA	182
Market Totals	394	182	164	2.4	35	456	\$645,108	\$626,033	\$616,679	-4.41%	24	60

By The Numbers



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.1

→ Seller's Market

Median Days on Market

26

62 avg DOM

List-to-Sale Ratio

98.0%

▲ Sellers holding price

New Listings

260

→ June 2026

Active Listings

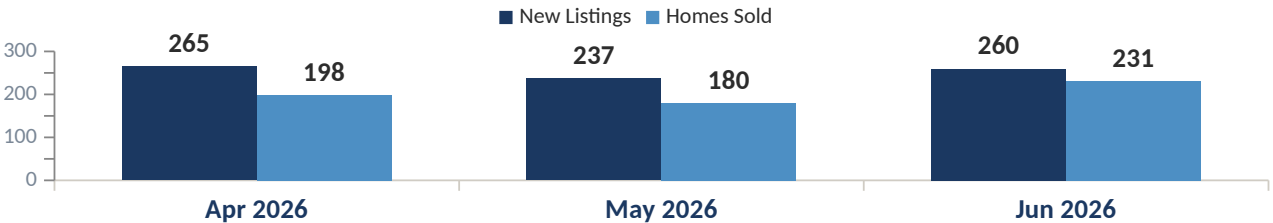
481

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$650K

481 active listings at month end

Median Sold Price (Closed Jun)

\$645K

231 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$308

Based on sold homes with sqft data

NEW LISTINGS

260

PENDING

226

EXPIRED

41

CLOSED SALES

231

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	17	7.4%	Limited
\$400K – \$600K	73	31.6%	Strong
\$600K – \$800K	95	41.1%	Highest volume
\$800K – \$1M	35	15.2%	Moderate
\$1M+	11	4.8%	Rare



Market *Deep Dive*



By Zip Code • 1 of 2

97223 • Tigard / Metzger

Seller's market conditions

Closed Sales

40

Median Sold Price

\$638,000

Avg \$/Sq Ft

\$309

Median DOM

12 days

Active Listings

73

Months of Supply

1.8 mos

Seller's Market

97224 • Tigard / Bull Mtn

Highest volume, most accessible price point

Closed Sales

57

Median Sold Price

\$600,000

Avg \$/Sq Ft

\$299

Median DOM

32 days

Active Listings

159

Months of Supply

2.8 mos

Seller's Market

97062 • Tualatin

Tightest supply, lower activity

Closed Sales

31

Median Sold Price

\$650,000

Avg \$/Sq Ft

\$291

Median DOM

8 days

Active Listings

43

Months of Supply

1.4 mos

Seller's Market

Market *Deep Dive*



By Zip Code • 2 of 2

97140 • Sherwood

Seller's market conditions

Closed Sales

52

Median Sold Price

\$662,000

Avg \$/Sq Ft

\$329

Median DOM

29 days

Active Listings

88

Months of Supply

1.7 mos

Seller's Market

97070 • Wilsonville

Premium price point, slower absorption

Closed Sales

51

Median Sold Price

\$708,000

Avg \$/Sq Ft

\$306

Median DOM

33 days

Active Listings

118

Months of Supply

2.3 mos

Seller's Market

Tigard · Tualatin · Sherwood June Market Stats

Sourced from MLS: Tigard · Tualatin · Sherwood, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$250k-\$275k	12	3	1	12.0	0	2	\$260,000	\$255,000	\$258,344	-0.64%	39	61
\$275k-\$300k	6	3	NA	—	1	11	NA	NA	NA	NA	NA	38
\$300k-\$325k	12	3	1	12.0	2	4	\$300,000	\$300,000	\$300,000	0.00%	22	58
\$325k-\$350k	7	3	2	3.5	0	9	\$342,000	\$342,000	\$334,750	-2.12%	15	50
\$350k-\$375k	8	2	4	2.0	1	10	\$360,000	\$357,250	\$369,804	2.72%	22	68
\$375k-\$400k	19	13	6	3.2	6	14	\$392,315	\$382,482	\$374,498	-4.54%	84	47
\$400k-\$425k	7	9	2	3.5	0	11	\$414,500	\$414,500	\$404,250	-2.47%	14	28
\$425k-\$450k	12	14	8	1.5	0	30	\$435,825	\$420,762	\$420,738	-3.46%	32	31
\$450k-\$475k	13	6	8	1.6	1	15	\$463,525	\$460,588	\$454,475	-1.95%	11	40
\$475k-\$500k	13	11	4	3.2	2	19	\$486,200	\$484,950	\$486,200	0.00%	26	36
\$500k-\$550k	22	21	16	1.4	3	53	\$525,088	\$516,888	\$521,594	-0.67%	16	42
\$550k-\$600k	47	37	35	1.3	5	88	\$572,603	\$566,352	\$567,589	-0.88%	12	41
\$600k-\$650k	40	20	26	1.5	1	67	\$631,244	\$624,494	\$624,797	-1.02%	17	66
\$650k-\$700k	40	20	21	1.9	3	57	\$676,203	\$668,384	\$668,003	-1.21%	12	66
\$700k-\$750k	28	12	17	1.6	1	42	\$732,908	\$716,575	\$712,254	-2.82%	29	53
\$750k-\$800k	47	24	25	1.9	3	50	\$781,064	\$767,604	\$756,768	-3.11%	20	48
\$800k-\$900k	36	17	30	1.2	5	61	\$859,295	\$822,971	\$817,280	-4.89%	64	73
\$900k-\$1M	27	14	10	2.7	1	22	\$944,068	\$937,384	\$930,989	-1.39%	34	46
\$1M-\$1.25M	21	6	8	2.6	1	17	\$1,183,625	\$1,152,312	\$1,159,001	-2.08%	14	70
\$1.25M-\$1.5M	11	5	2	5.5	2	12	\$1,412,500	\$1,412,500	\$1,515,000	7.26%	18	54
\$1.5M-\$2M	11	4	2	5.5	0	5	\$1,790,000	\$1,790,000	\$1,862,561	4.05%	21	55
\$2M-\$2.5M	13	3	NA	—	0	0	NA	NA	NA	NA	NA	75
\$2.5M-\$3M	2	1	NA	—	0	0	NA	NA	NA	NA	NA	78
\$3M-\$3.5M	0	0	NA	—	0	0	NA	NA	NA	NA	NA	NA
\$3.5M-\$4M	2	1	NA	—	1	1	NA	NA	NA	NA	NA	77
\$4M+	4	3	NA	—	0	0	NA	NA	NA	NA	NA	52
Market Totals	481	260	231	2.1	41	609	\$682,645	\$669,853	\$669,202	-1.97%	26	55

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.5

→ Seller's Market

Median Days on Market

19

60 avg DOM

List-to-Sale Ratio

97.5%

→ list-to-sale

New Listings

214

→ June 2026

Active Listings

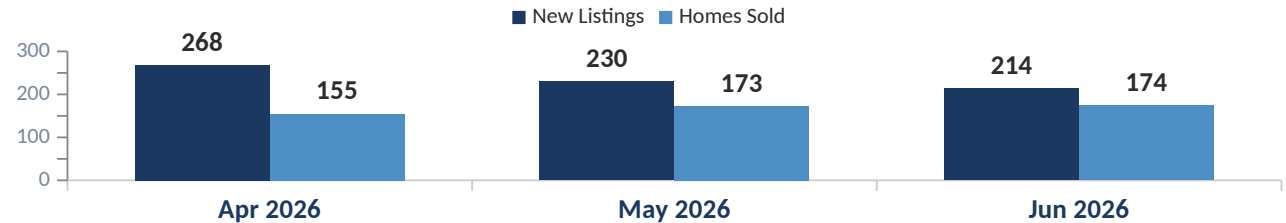
438

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$629K

438 active listings at month end

Median Sold Price (Closed Jun)

\$591K

174 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$318

Based on sold homes with sqft data

NEW LISTINGS

214

PENDING

191

EXPIRED

74

CLOSED SALES

174

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	14	8.0%	Limited
\$400K – \$600K	80	46.0%	Highest volume
\$600K – \$800K	53	30.5%	Strong
\$800K – \$1M	14	8.0%	Limited
\$1M+	13	7.5%	Limited



WINDERMERE REALTY TRUST

Market *Deep Dive*



By Zip Code • 1 of 3

97222 • Milwaukie

Most accessible price point

Closed Sales

24

Median Sold Price

\$484,000

Avg \$/Sq Ft

\$346

Median DOM

10 days

Active Listings

49

Months of Supply

2.0 mos

Seller's Market

97267 • Oak Grove

Seller's market conditions

Closed Sales

29

Median Sold Price

\$590,000

Avg \$/Sq Ft

\$342

Median DOM

23 days

Active Listings

62

Months of Supply

2.1 mos

Seller's Market

97086 • Happy Valley

Highest volume, premium price point

Closed Sales

57

Median Sold Price

\$710,000

Avg \$/Sq Ft

\$301

Median DOM

29 days

Active Listings

141

Months of Supply

2.5 mos

Seller's Market

Market *Deep Dive*



By Zip Code • 2 of 3

97015 • Clackamas

Fast-moving

Closed Sales

14

Median Sold Price

\$636,000

Avg \$/Sq Ft

\$301

Median DOM

6 days

Active Listings

47

Months of Supply

3.4 mos

Balanced

97089 • Damascus

Lower activity

Closed Sales

11

Median Sold Price

\$660,000

Avg \$/Sq Ft

\$359

Median DOM

7 days

Active Listings

46

Months of Supply

4.2 mos

Balanced

97027 • Gladstone

Tightest supply

Closed Sales

13

Median Sold Price

\$490,000

Avg \$/Sq Ft

\$301

Median DOM

16 days

Active Listings

16

Months of Supply

1.2 mos

Seller's Market

By Zip Code • 3 of 3

97023 • Estacada

Slower absorption

Closed Sales

26

Median Sold Price

\$517,000

Avg \$/Sq Ft

\$300

Median DOM

30 days

Active Listings

77

Months of Supply

3.0 mos

Balanced

Milwaukie · Happy Valley June Market Stats

Sourced from MLS: Milwaukie · Happy Valley, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$225k-\$250k	4	3	3	1.3	1	3	\$240,000	\$240,000	\$275,333	14.72%	4	44
\$250k-\$275k	12	1	1	12.0	0	4	\$250,000	\$250,000	\$188,000	-24.80%	11	272
\$275k-\$300k	1	0	1	1.0	0	1	\$299,000	\$299,000	\$275,000	-8.03%	6	113
\$300k-\$325k	1	0	NA	—	0	4	NA	NA	NA	NA	NA	229
\$325k-\$350k	2	0	2	1.0	1	6	\$332,475	\$282,475	\$262,500	-21.05%	17	68
\$350k-\$375k	3	2	2	1.5	0	4	\$367,450	\$367,450	\$367,500	0.01%	22	49
\$375k-\$400k	12	6	2	6.0	2	13	\$388,950	\$352,450	\$352,450	-9.38%	108	70
\$400k-\$425k	14	5	11	1.3	0	21	\$415,860	\$410,405	\$415,287	-0.14%	9	77
\$425k-\$450k	13	11	5	2.6	2	30	\$438,140	\$438,140	\$452,200	3.21%	4	47
\$450k-\$475k	17	8	5	3.4	0	23	\$466,892	\$464,892	\$464,792	-0.45%	11	67
\$475k-\$500k	31	21	10	3.1	6	46	\$485,959	\$475,520	\$472,000	-2.87%	55	54
\$500k-\$550k	30	18	20	1.5	6	52	\$525,052	\$517,367	\$517,110	-1.51%	18	50
\$550k-\$600k	39	26	27	1.4	7	65	\$573,145	\$561,468	\$556,820	-2.85%	17	56
\$600k-\$650k	54	26	16	3.4	6	49	\$619,992	\$610,150	\$612,111	-1.27%	23	52
\$650k-\$700k	46	17	18	2.6	4	48	\$677,302	\$670,787	\$670,341	-1.03%	28	70
\$700k-\$750k	27	15	9	3.0	5	27	\$729,405	\$702,063	\$696,921	-4.45%	66	75
\$750k-\$800k	27	8	12	2.2	12	28	\$777,623	\$758,378	\$765,333	-1.58%	68	61
\$800k-\$900k	32	13	11	2.9	11	34	\$841,026	\$814,290	\$795,753	-5.38%	42	75
\$900k-\$1M	15	7	5	3.0	5	13	\$942,793	\$922,973	\$924,973	-1.89%	7	41
\$1M-\$1.25M	13	3	6	2.2	3	11	\$1,204,000	\$1,162,483	\$1,145,000	-4.90%	9	64
\$1.25M-\$1.5M	13	9	4	3.2	0	11	\$1,385,750	\$1,385,750	\$1,318,125	-4.88%	18	32
\$1.5M-\$2M	10	4	2	5.0	0	6	\$1,549,950	\$1,524,925	\$1,470,000	-5.16%	96	108
\$2M-\$2.5M	4	3	1	4.0	1	1	\$2,295,000	\$2,295,000	\$2,100,000	-8.50%	23	56
\$2.5M-\$3M	1	1	1	1.0	0	1	\$2,800,000	\$1,999,000	\$1,950,000	-30.36%	245	19
\$3M-\$3.5M	0	0	NA	—	0	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	18
Market Totals	438	214	174	2.5	74	502	\$668,486	\$650,891	\$645,576	-3.43%	19	62

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

2.4

→ Seller's Market

Median Days on Market

12

47 avg DOM

List-to-Sale Ratio

98.4%

▲ Sellers holding price

New Listings

131

→ June 2026

Active Listings

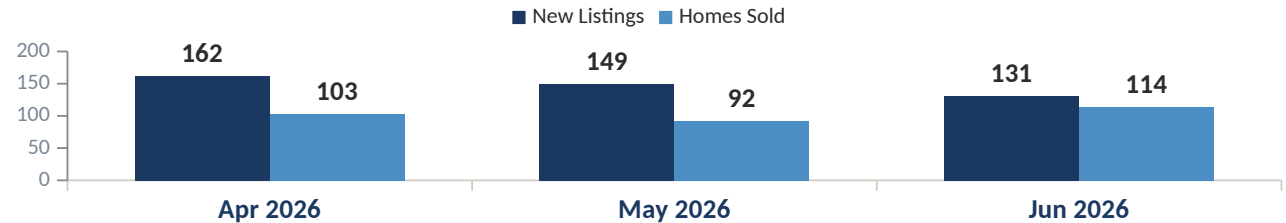
277

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

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



Median List Price (Active Listings)

\$715K

277 active listings at month end

Median Sold Price (Closed Jun)

\$600K

114 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$327

Based on sold homes with sqft data

NEW LISTINGS

131

PENDING

138

EXPIRED

17

CLOSED SALES

114

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$400K	4	3.5%	Rare
\$400K – \$600K	51	44.7%	Highest volume
\$600K – \$800K	35	30.7%	Strong
\$800K – \$1M	14	12.3%	Limited
\$1M+	10	8.8%	Limited



WINDERMERE REALTY TRUST

Market *Deep Dive*



By Zip Code • 1 of 2

97045 • Oregon City

Highest volume

Closed Sales

63

Median Sold Price

\$600,000

Avg \$/Sq Ft

\$320

Median DOM

10 days

Active Listings

146

Months of Supply

2.3 mos

Seller's Market

97013 • Canby

Tightest supply

Closed Sales

32

Median Sold Price

\$610,000

Avg \$/Sq Ft

\$318

Median DOM

11 days

Active Listings

59

Months of Supply

1.8 mos

Seller's Market

97038 • Molalla

Most accessible price point

Closed Sales

15

Median Sold Price

\$526,000

Avg \$/Sq Ft

\$356

Median DOM

32 days

Active Listings

39

Months of Supply

2.6 mos

Seller's Market

Market *Deep Dive*



By Zip Code • 2 of 2

97042 • Mulino

Premium price point

Closed Sales

2

Median Sold Price

\$862,000

Avg \$/Sq Ft

\$400

Median DOM

54 days

Active Listings

18

Months of Supply

9.0 mos

Buyer's Market

97004 • Beaver Creek

Most buyer leverage

Closed Sales

1

Median Sold Price

\$735,000

Avg \$/Sq Ft

\$436

Median DOM

7 days

Active Listings

9

Months of Supply

9.0 mos

Buyer's Market

97017 • Colton

Lower activity, slower absorption

Closed Sales

1

Median Sold Price

\$850,000

Avg \$/Sq Ft

\$413

Median DOM

262 days

Active Listings

6

Months of Supply

6.0 mos

Buyer's Market

Oregon City · Canby June Market Stats

Sourced from MLS: Oregon City · Canby, Oregon Date Range: 06/01/26-06/30/26 Zip codes: 97045, 97013, 97038, 97042, 97004, 97017



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	1	3	NA	—	0	1	NA	NA	NA	NA	NA	602
\$300k-\$325k	1	1	NA	—	0	1	NA	NA	NA	NA	NA	237
\$325k-\$350k	3	2	NA	—	0	0	NA	NA	NA	NA	NA	28
\$350k-\$375k	0	0	1	0.0	0	3	\$359,900	\$285,000	\$275,000	-23.59%	52	NA
\$375k-\$400k	2	1	3	0.7	0	7	\$391,300	\$403,300	\$400,000	2.22%	59	97
\$400k-\$425k	6	8	3	2.0	0	11	\$416,633	\$409,967	\$422,000	1.29%	7	42
\$425k-\$450k	9	5	5	1.8	0	13	\$439,660	\$432,580	\$437,280	-0.54%	62	49
\$450k-\$475k	7	5	5	1.4	1	12	\$459,200	\$447,880	\$440,105	-4.16%	77	33
\$475k-\$500k	14	6	11	1.3	0	23	\$488,773	\$481,423	\$500,627	2.43%	30	85
\$500k-\$550k	23	17	11	2.1	1	29	\$533,617	\$533,163	\$532,660	-0.18%	12	72
\$550k-\$600k	28	12	18	1.6	1	45	\$573,103	\$566,744	\$567,504	-0.98%	14	56
\$600k-\$650k	19	12	8	2.4	1	28	\$623,688	\$620,888	\$624,550	0.14%	6	51
\$650k-\$700k	23	14	12	1.9	4	37	\$678,754	\$659,808	\$669,250	-1.40%	20	61
\$700k-\$750k	14	6	4	3.5	2	19	\$737,825	\$708,225	\$697,250	-5.50%	123	62
\$750k-\$800k	29	11	10	2.9	1	19	\$772,398	\$767,388	\$768,612	-0.49%	5	54
\$800k-\$900k	20	6	6	3.3	1	16	\$859,479	\$856,013	\$857,623	-0.22%	8	101
\$900k-\$1M	13	4	6	2.2	0	15	\$965,650	\$921,633	\$911,500	-5.61%	13	48
\$1M-\$1.25M	19	8	7	2.7	3	12	\$1,134,214	\$1,123,500	\$1,087,544	-4.11%	9	55
\$1.25M-\$1.5M	20	4	2	10.0	2	11	\$1,345,000	\$1,345,000	\$1,372,500	2.04%	4	86
\$1.5M-\$2M	10	3	2	5.0	0	6	\$1,724,500	\$1,362,500	\$1,342,500	-22.15%	136	126
\$2M-\$2.5M	6	1	NA	—	0	1	NA	NA	NA	NA	NA	114
\$2.5M+	9	2	NA	—	0	0	NA	NA	NA	NA	NA	89
Market Totals	277	131	114	2.4	17	309	\$681,397	\$665,139	\$665,520	-2.33%	12	67