

BY THE NUMBERS

Clackamas County – February 2024

CLACKAMAS COUNTY	Feb 2024	Feb 2023	% CHANGE
AVAILABLE INVENTORY			
97015	31	28	10.7%
97034	75	75	0
97035	59	44	34.1%
97045	111	84	32.1%
97068	75	63	19.0%
97086	110	93	18.3%
97219	103	79	30.4%
97222	43	40	7.5%
97267	32	23	39.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	523.4	1,247.8	-58.1%
97034	2,216.7	2,249.4	-1.5%
97035	1,415.4	1,739.1	-18.6%
97045	1,438.3	1,560.2	-7.8%
97068	976.3	1,837.8	-46.9%
97086	942.5	1,010.4	-6.7%
97219	899.0	730.3	23.1%
97222	466.3	531.4	-12.3%
97267	622.5	551.8	12.8%
AVERAGE DAYS ON MKT			
97015	45	50	-10.0%
97034	62	33	87.9%
97035	51	47	8.5%
97045	52	53	-1.9%
97068	29	49	-40.8%
97086	62	72	-13.9%
97219	65	57	14.0%
97222	47	42	11.9%
97267	37	32	15.6%
SOLD VS. LIST PRICE			
97015	98.6%	97.4%	1.3%
97034	100.7%	100.7%	0.1%
97035	97.7%	98.5%	-0.8%
97045	96.5%	97.7%	-1.3%
97068	98.7%	96.7%	2.0%
97086	100.7%	97.8%	2.9%
97219	98.7%	99.3%	-0.6%
97222	99.6%	98.9%	0.7%
97267	100.1%	99.8%	0.3%

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MONTHS OF INVENTORY			
97015	1.5	1.9	-21.1%
97034	5.0	3.9	28.2%
97035	2.4	2.6	-7.7%
97045	2.6	1.9	36.8%
97068	3.0	2.2	36.4%
97086	2.7	3.2	-15.6%
97219	4.3	2.0	115.0%
97222	2.2	1.9	15.8%
97267	2.0	1.1	81.8%
ABSORPTION RATE			
97015	67.7%	53.5%	26.5%
97034	20.0%	25.3%	-21.0%
97035	42.3%	38.6%	9.7%
97045	37.8%	52.3%	-27.8%
97068	33.3%	46.0%	-27.6%
97086	37.2%	31.1%	19.5%
97219	23.3%	49.3%	-52.8%
97222	46.5%	52.5%	-11.4%
97267	50.0%	91.3%	-45.2%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	35	28	25.00%
97034	28	31	-9.70%
97035	37	24	54.20%
97045	81	72	12.50%
97068	49	48	2.10%
97086	78	43	81.40%
97219	49	69	-29.00%
97222	32	40	-20.00%
97267	27	41	-34.10%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	445.4	504.2	-11.70%
97034	1,564.5	1,237.5	26.40%
97035	713.8	794.9	-10.20%
97045	570.5	644.4	-11.50%
97068	830.4	870.6	-4.60%
97086	623.9	677.8	-8.00%
97219	702.6	603.2	16.50%
97222	514.3	446.4	15.20%
97267	529.1	515.7	2.60%