

BY THE NUMBERS

Clackamas County – December 2024

CLACKAMAS COUNTY	Dec 2024	Dec 2023	% CHANGE
AVAILABLE INVENTORY			
97015	43	27	59.3%
97034	95	69	37.7%
97035	86	62	38.7%
97045	138	119	16.0%
97068	74	78	-5.1%
97086	127	139	-8.6%
97219	129	95	35.8%
97222	56	51	9.8%
97267	55	39	41.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	527.4	509.7	3.5%
97034	2,228.7	2,269.2	-1.8%
97035	1,091.5	1,279.3	-14.7%
97045	847.9	1,354.2	-37.4%
97068	1,423.7	1,127.2	26.3%
97086	992.4	954.0	4.0%
97219	987.9	875.4	12.9%
97222	604.1	485.3	24.5%
97267	608.8	584.1	4.2%
AVERAGE DAYS ON MKT			
97015	51	23	121.7%
97034	114	40	185.0%
97035	59	49	20.4%
97045	50	30	66.7%
97068	59	54	9.3%
97086	62	71	-12.7%
97219	90	37	143.2%
97222	41	42	-2.4%
97267	60	32	87.5%
SOLD VS. LIST PRICE			
97015	99.4%	99.5%	0.0%
97034	97.1%	94.4%	2.8%
97035	98.2%	97.1%	1.2%
97045	98.9%	97.2%	1.8%
97068	98.5%	97.6%	1.0%
97086	98.4%	98.3%	0.1%
97219	97.3%	97.1%	0.1%
97222	98.9%	99.6%	-0.7%
97267	97.6%	98.7%	-1.0%

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MONTHS OF INVENTORY			
97015	2.5	3.4	-26.5%
97034	4.5	4.9	-8.2%
97035	2.7	2.3	17.4%
97045	2.8	3.1	-9.7%
97068	2.4	3.7	-35.1%
97086	3.4	3.7	-8.1%
97219	3.3	2.5	32.0%
97222	2.2	2.8	-21.4%
97267	2.8	1.6	75.0%
ABSORPTION RATE			
97015	39.5%	29.6%	33.4%
97034	22.1%	20.2%	9.0%
97035	37.2%	43.5%	-14.6%
97045	35.5%	31.9%	11.2%
97068	41.8%	26.9%	55.6%
97086	29.1%	27.3%	6.5%
97219	30.2%	40.0%	-24.4%
97222	44.6%	35.2%	26.5%
97267	36.3%	61.5%	-40.9%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	204	174	17.2%
97034	320	301	6.3%
97035	392	369	6.2%
97045	622	555	12.1%
97068	433	400	8.3%
97086	555	423	31.2%
97219	575	562	2.3%
97222	339	321	5.6%
97267	310	335	-7.5%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	517.3	517.7	-0.1%
97034	1,512.7	1,524.9	-0.8%
97035	899.6	876.6	2.6%
97045	623.1	627.8	-0.7%
97068	873.4	864.7	1.0%
97086	688.7	684.8	0.6%
97219	700.2	657.4	6.5%
97222	493.3	480	2.8%
97267	540.7	525.9	2.8%