

BY THE NUMBERS

Clackamas County – January 2025

CLACKAMAS COUNTY	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97015	46	28	64.3%
97034	95	67	41.8%
97035	88	54	63.0%
97045	123	102	20.6%
97068	84	80	5.0%
97086	130	126	3.2%
97219	117	91	28.6%
97222	52	47	10.6%
97267	57	35	62.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	488.3	441.9	10.5%
97034	2,296.0	2,093.5	9.7%
97035	1,086.6	1,359.3	-20.1%
97045	827.4	1,442.5	-42.6%
97068	1,360.3	1,132.0	20.2%
97086	963.8	950.6	1.4%
97219	917.7	904.3	1.5%
97222	606.9	468.4	29.6%
97267	605.7	600.9	0.8%
AVERAGE DAYS ON MKT			
97015	58	61	-4.9%
97034	78	39	100.0%
97035	47	33	42.4%
97045	64	64	0
97068	69	73	-5.5%
97086	73	37	97.3%
97219	63	45	40.0%
97222	36	51	-29.4%
97267	78	63	23.8%
SOLD VS. LIST PRICE			
97015	99.2%	98.9%	0.3%
97034	98.2%	98.6%	-0.4%
97035	98.7%	98.9%	-0.2%
97045	98.8%	98.2%	0.6%
97068	96.0%	95.0%	1.1%
97086	97.2%	100.0%	-2.7%
97219	97.9%	97.4%	0.5%
97222	98.6%	99.5%	-1.0%
97267	96.0%	96.0%	0.0%

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MONTHS OF IVENTORY			
97015	4.6	2.0	130.0%
97034	4.8	5.2	-7.7%
97035	3.7	4.5	-17.8%
97045	3.2	2.6	23.1%
97068	4.9	3.3	48.5%
97086	4.5	3.3	36.4%
97219	3.3	3.6	-8.3%
97222	3.5	3.9	-10.3%
97267	2.6	3.2	-18.8%
ABSORPTION RATE			
97015	21.7%	50.0%	-56.5%
97034	21.0%	19.4%	8.5%
97035	27.2%	22.2%	22.7%
97045	30.8%	39.2%	-21.2%
97068	20.2%	30.0%	-32.5%
97086	22.3%	30.1%	-26.0%
97219	29.9%	27.4%	8.9%
97222	28.8%	25.5%	13.0%
97267	38.6%	31.4%	22.8%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97015	10	14	-28.6%
97034	20	13	53.8%
97035	24	12	100.0%
97045	38	40	-5.0%
97068	17	24	-29.2%
97086	29	38	-23.7%
97219	35	25	40.0%
97222	15	12	25.0%
97267	22	11	100.0%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	595.2	507	17.4%
97034	1,355.0	1,619.4	-16.3%
97035	706.4	569.3	24.1%
97045	652.6	535.1	22.0%
97068	884.3	796.8	11.0%
97086	764.5	601.4	27.1%
97219	587.4	735.2	-20.1%
97222	568.7	455.8	24.80%
97267	494.7	619.1	-20.10%