

BY THE NUMBERS

Neighborhood Snapshot – January 2025

NEIGHBORHOOD SNAPSHOT	Jan 2025	Jan 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	527.2	487.6	8.1%
NW Washington Co	711.6	672.0	5.9%
Portland North	510.4	442.6	15.3%
Portland Northeast	543.2	512.7	5.9%
Portland Southeast	514.4	453.5	13.4%
Portland West	742.6	656.3	13.1%
Beaverton/Aloha	522.9	553.1	-5.5%
Hillsboro/Forest Grove	564.3	581.1	-2.9%
Tigard/Tualatin/Sherwood/Wilsonville	658.0	651.3	1.0%
Lake Oswego/West Linn	986.7	951.0	3.8%
Milwaukie /Happy Valley/Clackamas/Damascus	622.9	567.2	9.8%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	305	253	20.6%
NW Washington Co	241	180	33.9%
Portland North	249	210	18.6%
Portland Northeast	375	281	33.5%
Portland Southeast	516	423	22.0%
Portland West	824	674	22.3%
Beaverton/Aloha	348	232	50.0%
Hillsboro/Forest Grove	392	293	33.8%
Tigard/Tualatin/Sherwood/Wilsonville	452	380	18.9%
Lake Oswego/West Linn	257	193	33.2%
Milwaukie /Happy Valley/Clackamas/Damascus	448	404	10.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	603.0	632.2	-4.6%
NW Washington Co	784.8	924.0	-15.1%
Portland North	579.3	633.4	-8.5%
Portland Northeast	568.7	709.4	-19.8%
Portland Southeast	613.7	645.4	-4.9%
Portland West	812.6	876.6	-7.3%
Beaverton/Aloha	657.7	702.0	-6.3%
Hillsboro/Forest Grove	662.1	821.8	-19.4%
Tigard/Tualatin/Sherwood/Wilsonville	770.4	803.8	-4.2%
Lake Oswego/West Linn	1,644.0	1,547.7	6.2%
Milwaukie /Happy Valley/Clackamas/Damascus	745.1	840.8	-11.4%

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AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	86	59	45.8%
NW Washington Co	68	51	33.3%
Portland North	81	47	72.3%
Portland Northeast	67	47	42.6%
Portland Southeast	67	50	34.0%
Portland West	83	60	38.3%
Beaverton/Aloha	74	56	32.1%
Hillsboro/Forest Grove	82	55	49.1%
Tigard/Tualatin/Sherwood/Wilsonville	80	65	23.1%
Lake Oswego/West Linn	64	53	20.8%
Milwaukie /Happy Valley/Clackamas/Damascus	70	50	40.0%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.8%	98.9%	0.9%
NW Washington Co	99.0%	97.7%	1.4%
Portland North	99.1%	100.9%	-1.8%
Portland Northeast	97.7%	98.8%	-1.1%
Portland Southeast	99.9%	99.2%	0.7%
Portland West	97.2%	95.6%	1.7%
Beaverton/Aloha	99.0%	98.9%	0.1%
Hillsboro/Forest Grove	97.9%	98.4%	-0.5%
Tigard/Tualatin/Sherwood/Wilsonville	100.0%	98.3%	1.7%
Lake Oswego/West Linn	97.7%	97.2%	0.6%
Milwaukie /Happy Valley/Clackamas/Damascus	97.7%	98.8%	-1.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.5	2.6	34.6%
NW Washington Co	3.4	2.3	47.8%
Portland North	3.7	4.2	-11.9%
Portland Northeast	3.3	2.2	50.0%
Portland Southeast	3.3	3.3	0
Portland West	6.4	5.7	12.3%
Beaverton/Aloha	3.2	2.4	33.3%
Hillsboro/Forest Grove	3.9	3.2	21.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.8	3.7	2.7%
Lake Oswego/West Linn	4.4	3.9	12.8%
Milwaukie /Happy Valley/Clackamas/Damascus	4.6	3.5	31.4%

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ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	28.85%	37.94%	-24.0%
NW Washington Co	29.05%	42.78%	-32.1%
Portland North	27.31%	23.81%	14.7%
Portland Northeast	30.67%	45.91%	-33.2%
Portland Southeast	30.04%	30.50%	-1.5%
Portland West	15.53%	17.51%	-11.3%
Beaverton/Aloha	31.61%	42.24%	-25.2%
Hillsboro/Forest Grove	25.51%	31.74%	-19.6%
Tigard/Tualatin/Sherwood/Wilsonville	26.33%	27.37%	-3.8%
Lake Oswego/West Linn	22.96%	25.91%	-11.4%
Milwaukie /Happy Valley/Clackamas/Damascus	21.88%	28.47%	-23.1%