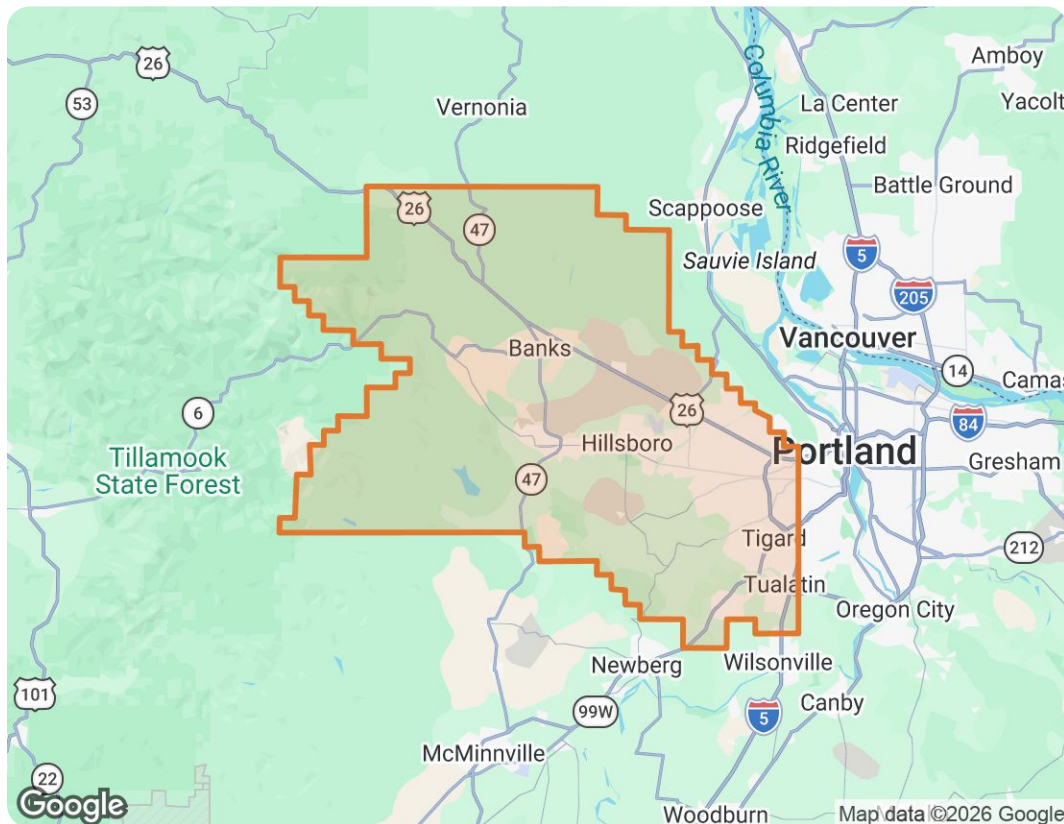


Washington County, Oregon



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US Metro Realty



Market Trends

Market Trends for Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

September 2026

Market Type

Seller's Market

Balanced Market

Buyer's Market

Key Details

Months of Inventory

3.38

↓ 1.74% MoM

Sold to List Price %

99%

↓ 0.48% MoM

Median Days in RPR

31

↑ 24% MoM

Median Sold Price

\$571,500

↑ 0.7% MoM

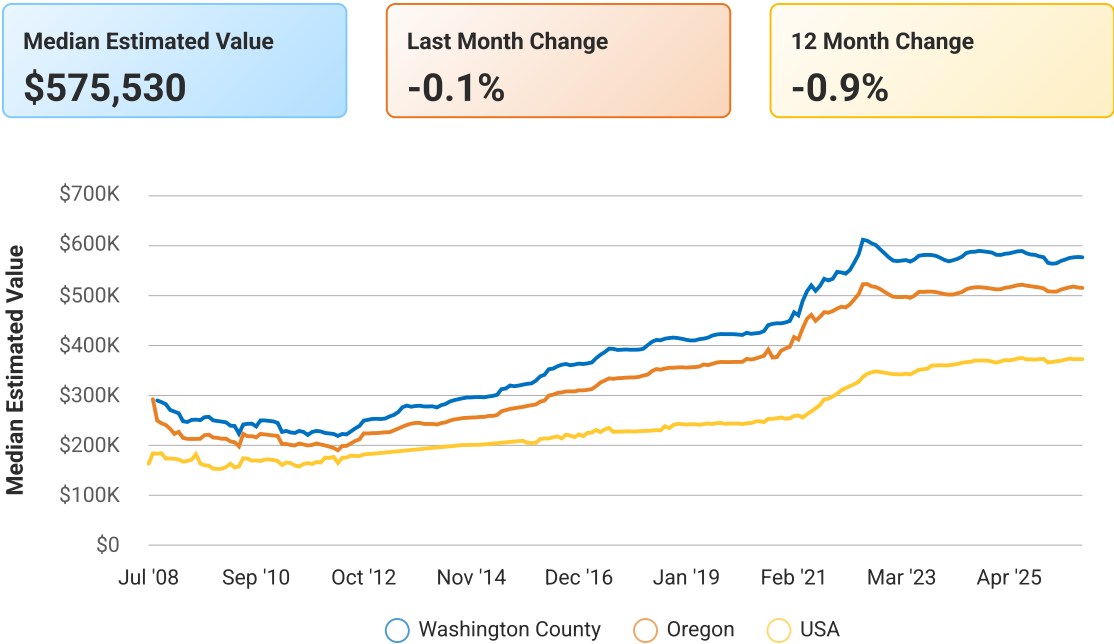
September 2026 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly



Washington County, Oregon

September 2026 Active Listings

Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

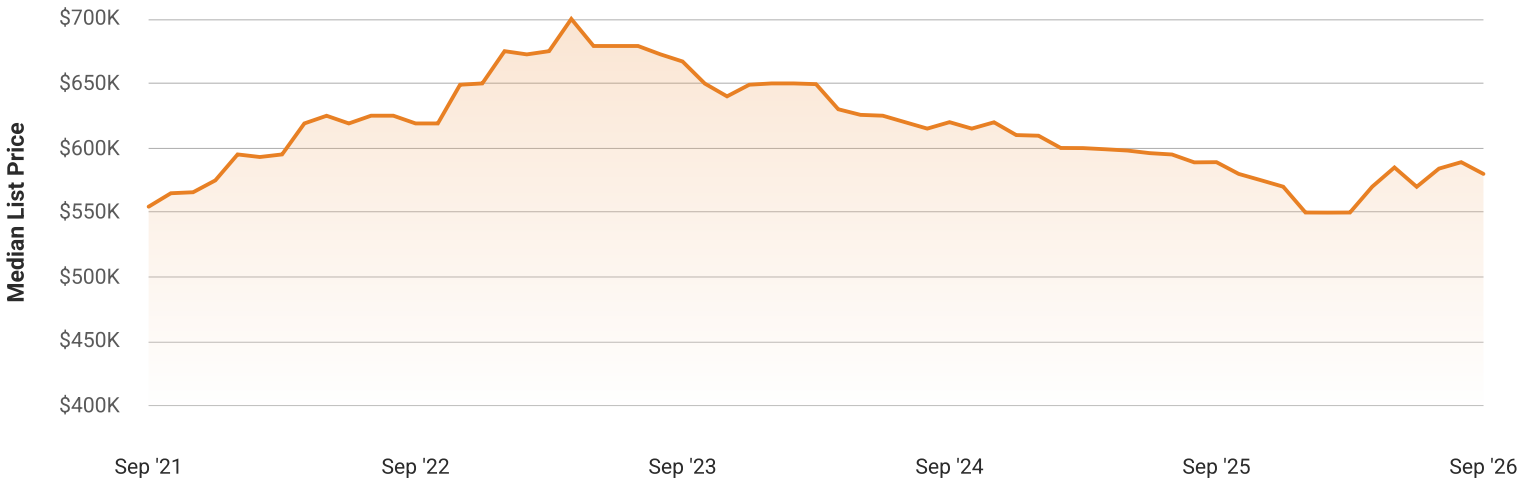
This graphic summarizes key statistics for properties that were in an active status on the last day of each month. RPR uses list date and a derived pending date to determine if the listing was active on the last day of the month. An end-of-month snapshot of active listings helps to understand inventory levels, price points and duration on the market.

Source: Listing sources

Update Frequency: Monthly

Median List Price - \$579,900

↓ 1.5% Month over Month



Washington County, Oregon

September 2026 Sold Listings

Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

This graphic summarizes key statistics for properties that sold each month. RPR uses a derived sold date to determine when a property moved into a sold status within the given month. These statistics are important for understanding the price points on sold properties as well as the difference between the list price and sold price, which reveals whether buyers are paying over or under the asking price.

Source: Listing sources

Update Frequency: Monthly

Median Sold Price - \$571,500

↑ 0.7% Month over Month



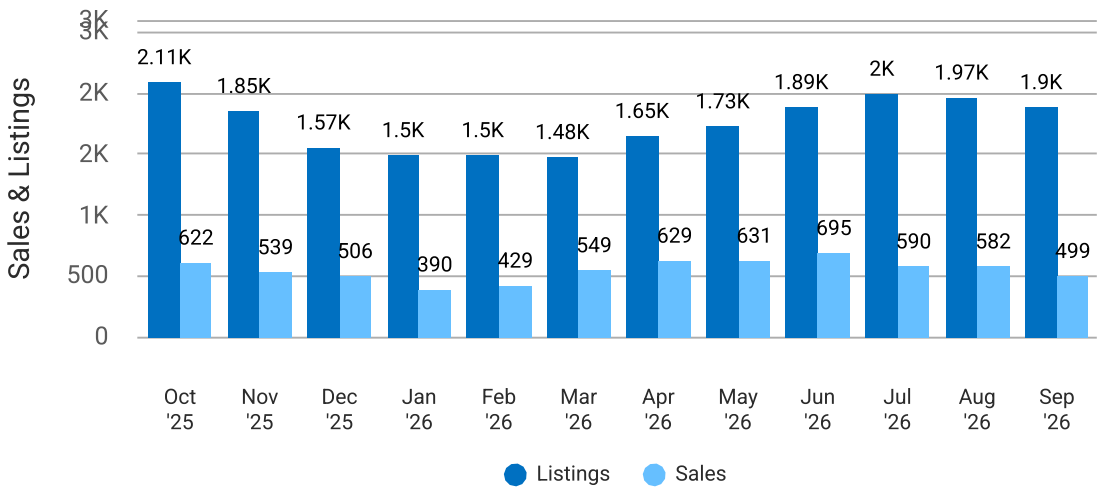
Total Sales and Active Listings in Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

This graph compares the number of sales with the number of active listings in the local market.

Source: MLS data where licensed

Update Frequency: Monthly



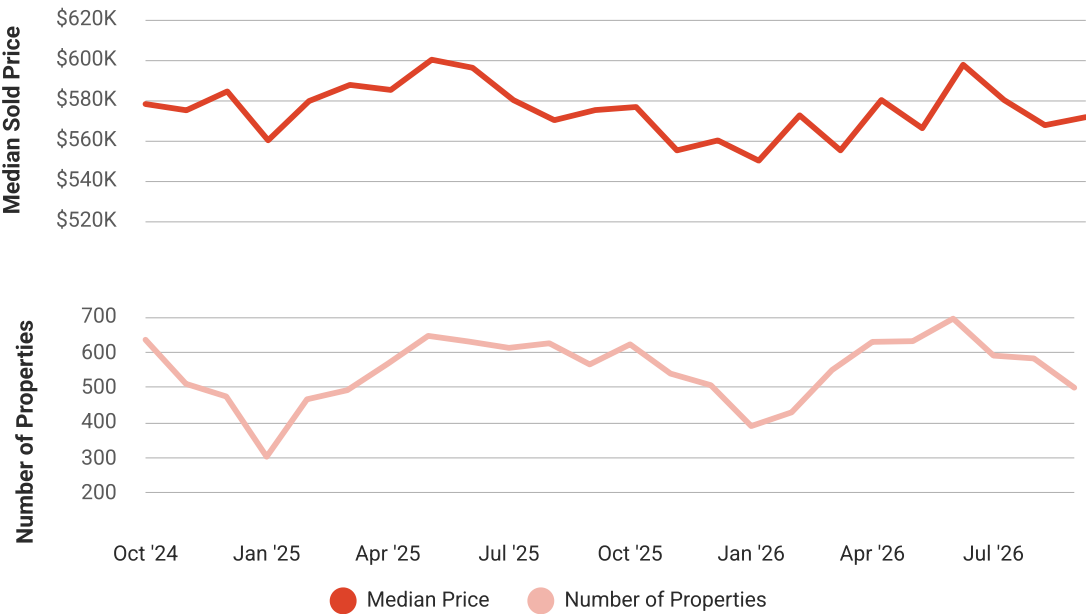
Median Sold Price vs Sold Listings in Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median sold price and number of sold listings for the given location.

Source: Listing Data

Update Frequency: Monthly



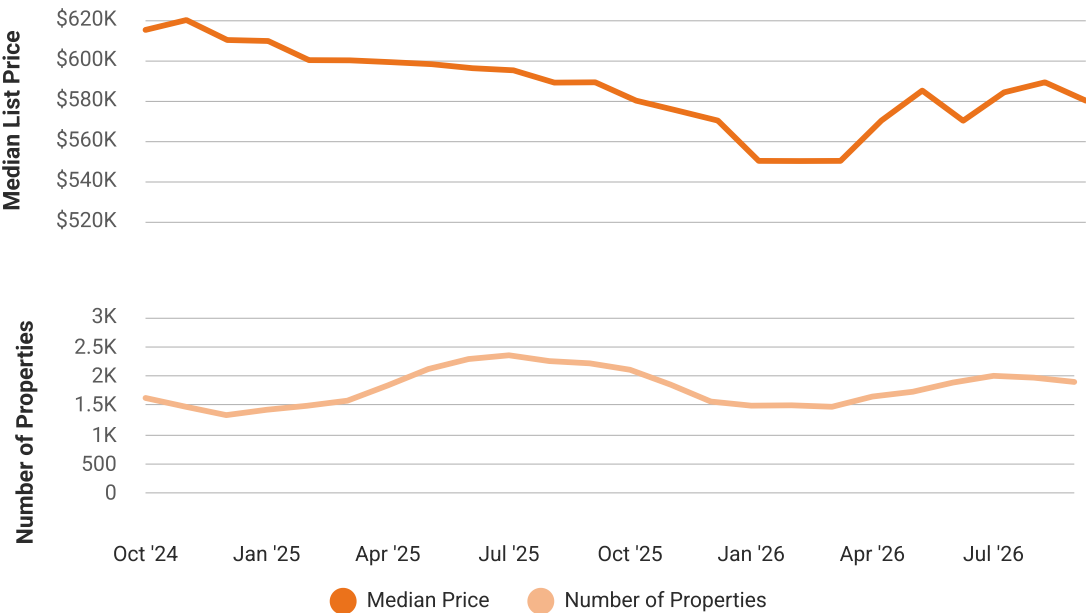
Median List Price vs Active Listings in Washington County, Oregon

Single Family + Condo/Townhouse/Apt.

This chart compares the trend of median list price and number of active properties for the given location.

Source: Listing Data

Update Frequency: Monthly



Market Snapshot

Value and Price Changes

	Current	Last Month	Last 3 Months	Last 12 Months	Last 24 Months	Last 36 Months
Median Est. Property Value Last Updated: 9/30/2026	\$575,530	\$576,150 -0.11%	\$574,150 +0.24%	\$581,010 -0.94%	\$588,340 -2.18%	\$580,300 -0.82%
Median Sold Price Last Updated: 9/30/2026	\$571,500	\$567,500 +0.7%	\$597,499 -4.35%	\$575,000 -0.61%	\$579,990 -1.46%	\$589,500 -3.05%
Median List Price Last Updated: 9/30/2026	\$579,900	\$589,000 -1.54%	\$569,925 +1.75%	\$589,000 -1.54%	\$620,000 -6.47%	\$667,000 -13.06%

About this Data: Because some brokerages may choose not to include their MLS listing content within the RPR platform, the analysis contained in this report may not have been created using all the available listing data within this geographical market.
Median estimated property values are generated by a valuation model and are not formal appraisals. Valuations are based on public records and MLS data where licensed. The Metrics displayed here reflect **All Residential Single Family, Condo, Townhouse and Apartment properties** data.

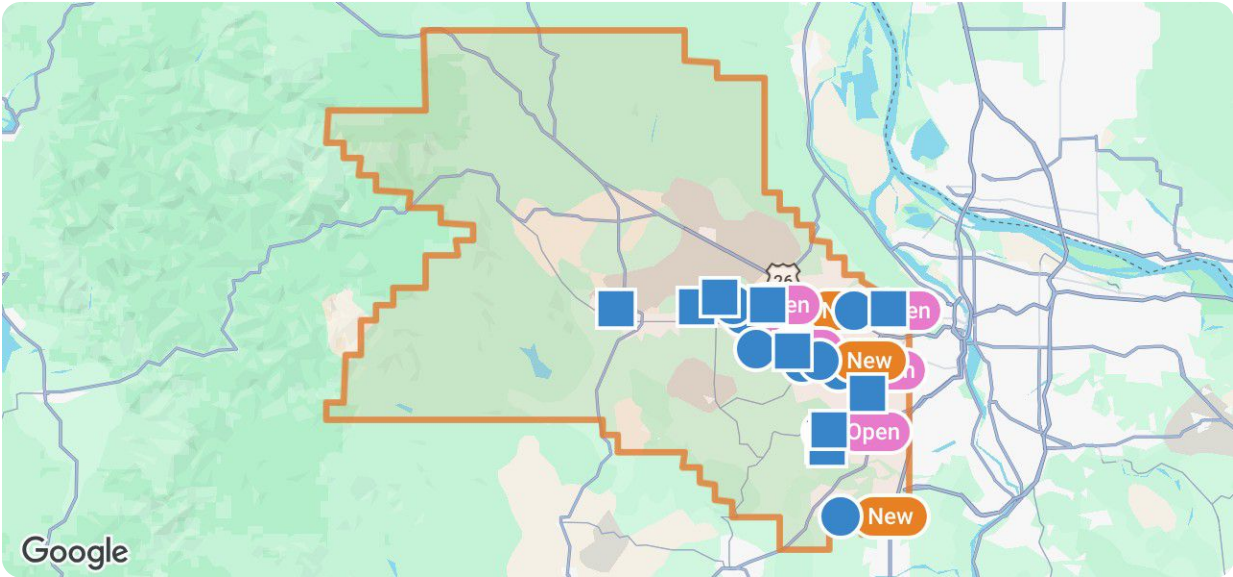
Market Activity

Market Activity Filters

- Sort Order:** Recently updated
- Maximum Properties Per Change Type:** 10
- Change Types:** New Listings, Price Change, Closed
- Property Types:** Single Family
- Property Features:** Sale Price: Any, Lease Price: Any, Beds: 3+, Baths: 2+, Living Area: Any, Lot Size: Any, Year Built: Any

Summary

For Sale Activity in the Last Week



Legend

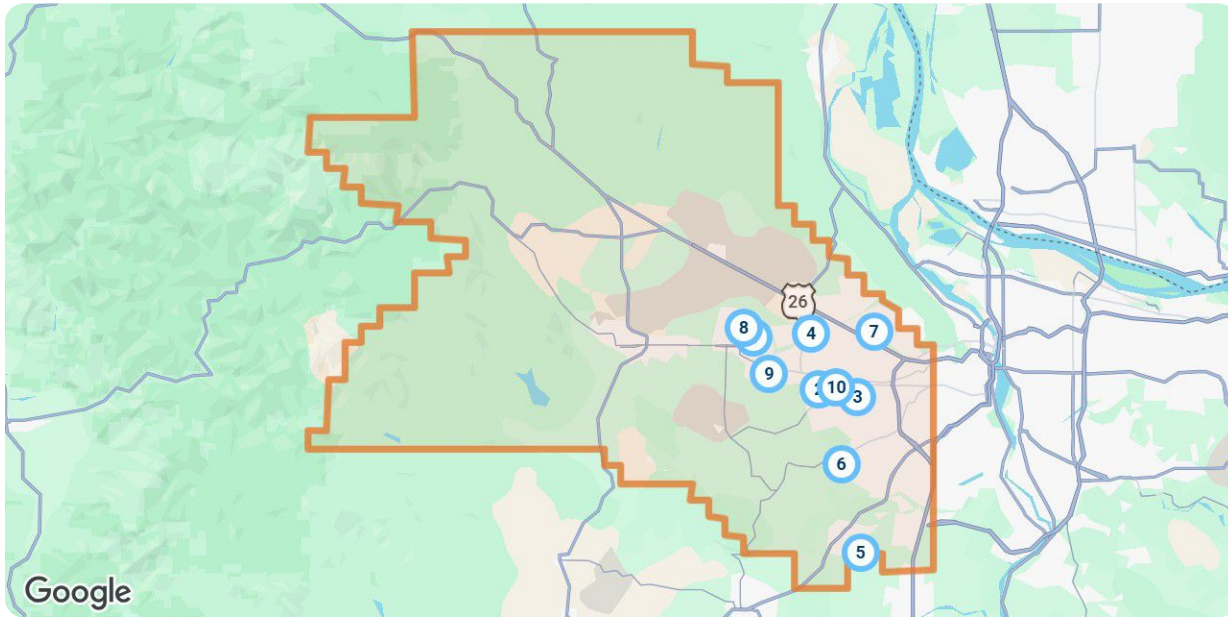
- For Sale
- Recently Closed

	New	Closed
Number of Properties	10	10
Lowest Listing Price / Est.Value	\$480,000	\$461,000
Median Listing Price / Est.Value	\$663,700	\$733,726
Highest Listing Price / Est.Value	\$1,900,000	\$1,400,000
Average Price / sqft	\$280	\$299
Median Price / sqft	\$272	\$313
Average Days in RPR	3	67
Median Days in RPR	3	37
Total Volume	\$7,669,600	\$7,523,442
Source	Listings	Public Records & Listings

Market Activity Breakdown

New

Source: Listings



Legend

 Active For Sale

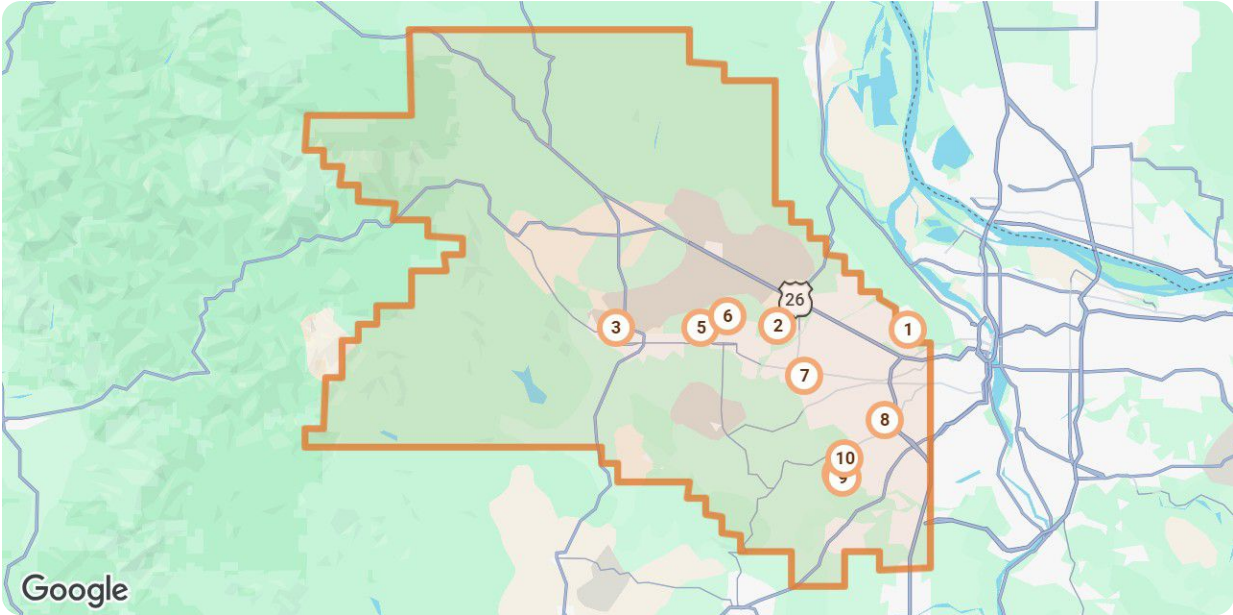
New: 10 properties

		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
1	 19950 SW Palouse St Beaverton, OR 97006 MLS ID: 461315490 ● Active / For Sale Listing Courtesy of eXp Realty, LLC	Single Family	4/2	2,277	3,484 sqft	2013	10/23/2026 -5 days	\$669,000 \$294/sq ft
2	 9138 SW Salinan St SW Tualatin, OR 97062 MLS ID: 734609371 ● Active / For Sale Listing Courtesy of Lennar Sales Corp	Single Family	4/2	2,479	—	2026	10/15/2026 3 days	\$658,400 \$266/sq ft
3	 23760 SW Wenatchee Ter SW Tualatin, OR 97062 MLS ID: 646947314 ● Active / For Sale Listing Courtesy of Lennar Sales Corp	Single Family	4/2	2,288	—	2026	10/11/2026 7 days	\$634,900 \$277/sq ft
4	 4655 NW 126th Pl Portland, OR 97229 MLS ID: 457575807 ● Active / For Sale Listing Courtesy of The Agency Portland	Single Family	4/3	2,786	3,920 sqft	2005	10/15/2026 3 days	\$690,000 \$248/sq ft
5	 2250 SW Burbank Ave Portland, OR 97225 MLS ID: 527202015 ● Active / For Sale Listing Courtesy of The Agency Lake Oswego	Single Family	4/3	2,255	6,969 sqft	1954	10/15/2026 3 days	\$899,000 \$399/sq ft

New: 10 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	List Date / Days in RPR	List Price / \$ Per Sq Ft
6	 20420 SW Leonardo Ln Beaverton, OR 97007 MLS ID: 133401954 ● Active / For Sale Listing Courtesy of Premiere Property Group, LLC	Single Family	5/4	6,620	1.08 acres	2006	10/15/2026 3 days	\$1,900,000 \$287/sq ft
7	 23772 SW Pensacola Ter SW Tualatin, OR 97062 MLS ID: 734941248 ● Active / For Sale Listing Courtesy of Lennar Sales Corp	Single Family	5/3	2,610	–	2026	10/15/2026 3 days	\$673,400 \$258/sq ft
8	 908 Rosebud Ct Forest Grove, OR 97116 MLS ID: 560422845 ● Active / For Sale Listing Courtesy of Premiere Property Group, LLC	Single Family	3/2	1,984	3,049 sqft	2024	10/16/2026 2 days	\$480,000 \$242/sq ft
9	 30276 NW Stewart Ln North Plains, OR 97133 MLS ID: 134222851 ● Active / For Sale Listing Courtesy of John L. Scott Market Center	Single Family	3/2	2,263	2,613 sqft	2015	10/12/2026 6 days	\$525,000 \$232/sq ft
10	 17530 SW 128th Ave Portland, OR 97224 MLS ID: 339662437 ● Active / For Sale Listing Courtesy of RE/MAX Equity Group	Single Family	4/2	1,834	6,534 sqft	1992	10/16/2026 2 days	\$539,900 \$294/sq ft

Closed

Source: Public Records and Listings



Legend

● Closed

Closed: 10 properties			Property Type	Beds / Baths	Living Area (sq ft)	Lot Size / Year Built	Closed Date / Days in RPR	Closed Price / \$ Per Sq Ft	List to Sold Price %
1		12410 SW Aspen Ridge Dr Portland, OR 97224 MLS ID: 400081598 Closed / For Sale	Single Family	5/3	4,339	5,663 sqft 2003	10/16/2026 182 days	\$740,000 \$171/sq ft	↓ 1.33%
Courtesy of MORE Realty									
2		1364 S Fawn Ct Cornelius, OR 97113 MLS ID: 531819806 Closed / For Sale	Single Family	3/2	1,292	4,356 sqft 2010	10/14/2026 91 days	\$461,000 \$357/sq ft	↓ 3.94%
Courtesy of Where, Inc									
3		1298 NE Lilac Ct Hillsboro, OR 97124 MLS ID: 399545207 Closed / For Sale	Single Family	3/2	1,627	8,276 sqft 2001	10/15/2026 4 days	\$545,000 \$335/sq ft	–
Courtesy of Real Broker									
4		1525 SW 132nd Ave SW Beaverton, OR 97005 MLS ID: 635648594 Closed / For Sale	Single Family	3/2	1,831	7,840 sqft 1964	10/15/2026 91 days	\$735,000 \$401/sq ft	↓ 3.8%
Courtesy of Windermere Heritage									
5		22934 SW Cowlitz Dr Tualatin, OR 97062 MLS ID: 618581019 Closed / For Sale	Single Family	4/3	3,492	7,405 sqft 2006	10/16/2026 37 days	\$735,000 \$210/sq ft	↓ 2%
Courtesy of Premiere Property Group, LLC									
6		1433 Begonia Ave Forest Grove, OR 97116 MLS ID: 316025635 Closed / For Sale	Single Family	3/2	1,931	6,969 sqft 2000	10/16/2026 35 days	\$555,000 \$287/sq ft	↑ 0.91%
Courtesy of Hustle & Heart Homes									
7		28001 NW Dorland Rd North Plains, OR 97133 MLS ID: 578831690 Closed / For Sale	Single Family	4/3	6,461	5 acres 1999	10/16/2026 11 days	\$1,400,000 \$217/sq ft	↓ 6.35%
Courtesy of Windermere Realty Trust									
8		18142 SW Haggerty Ln SW Beaverton, OR 97003 MLS ID: 408598654 Closed / For Sale	Single Family	4/2	1,690	– 2026	10/16/2026 134 days	\$594,990 \$352/sq ft	–
Courtesy of TNHC Oregon Realty LLC									
9		1977 S 32nd Ave S Cornelius, OR 97113 MLS ID: 603617237 Closed / For Sale	Single Family	4/2	2,001	– 2026	10/14/2026 – days	\$732,452 \$366/sq ft	–
Courtesy of SEKISUI HOUSE PNW, INC									
10		7353 NW Oakfern Dr Portland, OR 97229 MLS ID: 275772675 Closed / For Sale	Single Family	5/4	3,533	4,356 sqft 2022	10/16/2026 14 days	\$1,025,000 \$290/sq ft	–
Courtesy of Keith McCue Realty									

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I give 110% because I know you have a choice in selecting another Real Estate agent. I thank you for being your choice.

CAREER HIGHLIGHTS

- Principal and Managing Broker in Oregon
- Successfully Selling Real Estate Since 1994 - Experience Counts
- Real Estate Broker position since year 2002
- Featured on Zillow, Trulia, Realtor.com, Homes.com, MLSs and more.
- National Agent Network Professional
- Relocation Agent Network Professional
- Short-Sale and Bank Owned (REO) Expert
- Marketing and Social Media Expert
- **Reliability:** You can rely on my experience. I keep my promises.
- **Extra Mile:** I strive to exceed my client's expectations.
- **Enthusiasm and Pleasant Personality:** I commit to honesty and integrity.
- **Action:** I am known to communicate and respond promptly.

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- Fair Commission: 2.5% - 5.5% to sell, 0% to purchase
- Dual Representation Commission Discount
- Luxury Home Listing Package
- Unique Website for Your Home
- State-Of-The-Art Online/Offline Marketing
- Increased Marketing: Over 100,000+ online views on average per listing!
- Home Warranty – No Charge to Sellers
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- Home Value and Competitive/Comprehensive Market Analysis
- Proactive Investment Opportunities
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