



## Neighborhood Snapshot January 2020

| NEIGHBORHOOD SNAPSHOT                  | Jan 2019        | Jan 2020        | % CHANGE |
|--|-----------------|-----------------|----------|
| <b>AVAILABLE INVENTORY</b>             |                 |                 |          |
| Gresham/Sandy/Troutdale/Corbett        | 362             | 337             | -6.9%    |
| NW Washington Co or Sauvie Island      | 267             | 250             | -6.4%    |
| Portland North                         | 201             | 188             | -6.5%    |
| Portland Northeast                     | 360             | 323             | -10.3%   |
| Portland Southeast                     | 467             | 438             | -6.2%    |
| Portland West/Raleigh Hills            | 784             | 708             | -9.7%    |
| Beaverton/Aloha                        | 286             | 265             | -7.3%    |
| Hillsboro/Forest Grove                 | 390             | 355             | -9.0%    |
| Tigard/Tualatin/Sherwood/Wilsonville   | 315             | 294             | -6.7%    |
| Lake Oswego/West Linn                  | 271             | 257             | -5.2%    |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 440             | 422             | -4.1%    |
| <b>AVERAGE LIST PRICE</b>              | <b>(\$,000)</b> | <b>(\$,000)</b> |          |
| Gresham/Sandy/Troutdale/Corbett        | 533.2           | 497.7           | -6.7%    |
| NW Washington Co or Sauvie Island      | 615.0           | 631.7           | 2.7%     |
| Portland North                         | 569.6           | 558.8           | -1.9%    |
| Portland Northeast                     | 548.1           | 637.5           | 16.3%    |
| Portland Southeast                     | 505.1           | 558.6           | 10.6%    |
| Portland West/Raleigh Hills            | 756.3           | 743.6           | -1.7%    |
| Beaverton/Aloha                        | 523.2           | 529.2           | 1.1%     |
| Hillsboro/Forest Grove                 | 518.1           | 527.6           | 1.8%     |
| Tigard/Tualatin/Sherwood/Wilsonville   | 959.3           | 960.1           | 0.1%     |
| Lake Oswego/West Linn                  | 1,204.6         | 1,213.8         | 0.8%     |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 649.7           | 709.1           | 9.1%     |
| <b>AVERAGE DAYS ON MKT</b>             |                 |                 |          |
| Gresham/Sandy/Troutdale/Corbett        | 60              | 58              | -3.3%    |
| NW Washington Co or Sauvie Island      | 50              | 58              | 16.0%    |
| Portland North                         | 34              | 42              | 23.5%    |
| Portland Northeast                     | 38              | 61              | 60.5%    |
| Portland Southeast                     | 41              | 50              | 22.0%    |
| Portland West/Raleigh Hills            | 65              | 72              | 10.8%    |
| Beaverton/Aloha                        | 42              | 53              | 26.2%    |
| Hillsboro/Forest Grove                 | 42              | 55              | 31.0%    |
| Tigard/Tualatin/Sherwood/Wilsonville   | 42              | 53              | 26.2%    |
| Lake Oswego/West Linn                  | 65              | 90              | 38.5%    |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 44              | 77              | 75.0%    |

| <b>SOLD VS. LIST PRICE</b>                    |       |       |       |
|---|-------|-------|-------|
| <b>Gresham/Sandy/Troutdale/Corbett</b>        | 99.1% | 99.0% | -0.1% |
| <b>NW Washington Co or Sauvie Island</b>      | 98.6% | 99.1% | 0.5%  |
| <b>Portland North</b>                         | 99.7% | 99.1% | -0.6% |
| <b>Portland Northeast</b>                     | 99.4% | 99.0% | -0.5% |
| <b>Portland Southeast</b>                     | 99.3% | 99.5% | 0.2%  |
| <b>Portland West/Raleigh Hills</b>            | 97.6% | 97.5% | -0.1% |
| <b>Beaverton/Aloha</b>                        | 99.7% | 99.2% | -0.5% |
| <b>Hillsboro/Forest Grove</b>                 | 99.0% | 99.0% | 0.0%  |
| <b>Tigard/Tualatin/Sherwood/Wilsonville</b>   | 98.9% | 99.1% | 0.2%  |
| <b>Lake Oswego/West Linn</b>                  | 97.7% | 97.8% | 0.2%  |
| <b>Milwaukie /Happy Valley/Clckmas/Dmscus</b> | 98.7% | 98.6% | -0.1% |
| <b>MONTHS OF INVENTORY</b>                    |       |       |       |
| <b>Gresham/Sandy/Troutdale/Corbett</b>        | 2.4   | 2.8   | 16.7% |
| <b>NW Washington Co or Sauvie Island</b>      | 2.1   | 2.8   | 33.3% |
| <b>Portland North</b>                         | 1.8   | 2.2   | 22.2% |
| <b>Portland Northeast</b>                     | 1.6   | 2.0   | 25.0% |
| <b>Portland Southeast</b>                     | 1.5   | 2.2   | 46.7% |
| <b>Portland West/Raleigh Hills</b>            | 3.5   | 4.2   | 20.0% |
| <b>Beaverton/Aloha</b>                        | 1.3   | 2.0   | 53.8% |
| <b>Hillsboro/Forest Grove</b>                 | 2.3   | 2.4   | 4.3%  |
| <b>Tigard/Tualatin/Sherwood/Wilsonville</b>   | 1.7   | 2.5   | 47.1% |
| <b>Lake Oswego/West Linn</b>                  | 2.4   | 3.4   | 41.7% |
| <b>Milwaukie /Happy Valley/Clckmas/Dmscus</b> | 2.0   | 2.5   | 25.0% |