

1.22 *By the Numbers*



The data tells its own story. We'll show you how to read between the lines.

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Windermere
REAL ESTATE
WINDERMERE REALTY TRUST



Neighborhood Snapshot

January 2022

NEIGHBORHOOD SNAPSHOT	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	142	142	0
NW Washington Co or Sauvie Island	100	50	-50.0%
Portland North	134	112	-16.4%
Portland Northeast	226	184	-18.6%
Portland Southeast	277	264	-4.7%
Portland West/Raleigh Hills	671	373	-44.4%
Beaverton/Aloha	95	84	-11.6%
Hillsboro/Forest Grove	168	94	-44.0%
Tigard/Tualatin/Sherwood/Wilsonville	107	86	-19.6%
Lake Oswego/West Linn	111	72	-35.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	272	231	-15.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	700.8	669.9	-4.4%
NW Washington Co or Sauvie Island	685.4	890.6	29.9%
Portland North	644.1	978.5	51.9%
Portland Northeast	642.1	683.2	6.4%
Portland Southeast	626.9	628.5	0.3%
Portland West/Raleigh Hills	732.1	849.6	16.0%
Beaverton/Aloha	652.0	664.4	1.9%
Hillsboro/Forest Grove	722.7	833.8	15.4%
Tigard/Tualatin/Sherwood/Wilsonville	981.2	1,247.1	27.1%
Lake Oswego/West Linn	1,609.1	2,457.8	52.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	834.8	906.8	8.6%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	30	41	36.7%
NW Washington Co or Sauvie Island	38	22	-42.1%
Portland North	35	36	2.9%
Portland Northeast	45	37	-17.8%
Portland Southeast	31	37	19.4%
Portland West/Raleigh Hills	51	42	-17.6%
Beaverton/Aloha	24	19	-20.8%
Hillsboro/Forest Grove	42	24	-42.9%
Tigard/Tualatin/Sherwood/Wilsonville	26	25	-3.8%
Lake Oswego/West Linn	38	40	5.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	39	31	-20.5%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.3%	100.7%	0.4%
NW Washington Co or Sauvie Island	100.1%	102.1%	2.0%
Portland North	101.0%	101.9%	0.9%
Portland Northeast	100.7%	100.1%	-0.7%
Portland Southeast	100.9%	100.7%	-0.2%
Portland West/Raleigh Hills	99.1%	99.6%	0.6%
Beaverton/Aloha	101.5%	102.5%	1.0%
Hillsboro/Forest Grove	101.3%	101.4%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	100.1%	100.7%	0.6%
Lake Oswego/West Linn	98.0%	97.9%	-0.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.7%	101.1%	0.3%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.0	1.1	10.0%
NW Washington Co or Sauvie Island	1.0	0.8	-20.0%
Portland North	1.5	1.3	-13.3%
Portland Northeast	1.1	1.0	-9.1%
Portland Southeast	1.1	1.0	-9.1%
Portland West/Raleigh Hills	3.1	1.8	-41.9%
Beaverton/Aloha	0.6	0.6	0
Hillsboro/Forest Grove	1.1	0.5	-54.5%
Tigard/Tualatin/Sherwood/Wilsonville	0.7	0.6	-14.3%
Lake Oswego/West Linn	1.2	0.8	-33.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.4	1.4	0



By the Numbers - Clackamas County

January 2022

CLACKAMAS COUNTY	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97015	17	19	11.8%
97034	45	29	-35.6%
97035	24	17	-29.2%
97045	63	80	27.0%
97068	45	29	-35.6%
97086	132	56	-57.6%
97219	76	66	-13.2%
97222	22	28	27.3%
97267	28	23	-17.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	779.9	670.4	-14.0%
97034	2,034.9	2,244.1	10.3%
97035	1,058.1	1,183.3	11.8%
97045	670.8	1,389.4	107.1%
97068	1,383.5	3,250.6	135.0%
97086	746.3	893.8	19.8%
97219	843.0	869.1	3.1%
97222	430.7	522.7	21.4%
97267	609.1	509.5	-16.4%
AVERAGE DAYS ON MKT			
97015	32	29	-9.4%
97034	27	43	59.3%
97035	46	35	-23.9%
97045	21	46	119.0%
97068	40	41	2.5%
97086	66	27	-59.1%
97219	31	40	29.0%
97222	18	24	33.3%
97267	27	36	33.3%
SOLD VS. LIST PRICE			
97015	101.0%	103.3%	2.2%
97034	97.2%	96.4%	-0.7%
97035	99.1%	100.7%	1.6%
97045	101.0%	101.1%	0.1%
97068	98.0%	97.7%	-0.3%
97086	99.9%	101.2%	1.3%
97219	100.1%	100.4%	0.2%
97222	102.2%	103.2%	1.0%
97267	102.8%	100.3%	-2.5%
MONTHS OF INVENTORY			
97015	0.9	1.3	44.4%
97034	1.8	1.1	-38.9%
97035	0.7	0.6	-14.3%
97045	1.1	1.5	36.4%
97068	1.2	0.8	-33.3%
97086	1.9	1.2	-36.8%
97219	1.7	1.7	0
97222	0.7	1.2	71.4%
97267	1.5	1	-33.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	19	15	-21.1%
97034	25	26	4.0%
97035	33	28	-15.2%
97045	59	54	-8.5%
97068	39	37	-5.1%
97086	70	48	-31.4%
97219	44	39	-11.4%
97222	30	24	-20.0%
97267	19	24	26.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	464.9	528	13.6%
97034	1,144.6	1,465.3	28.0%
97035	645.7	827.8	28.2%
97045	512.9	634.3	23.7%
97068	698.7	954.2	36.6%
97086	557.4	741.1	33.0%
97219	621.2	814.7	31.1%
97222	403.7	554.9	37.5%
97267	518.4	558.2	7.7%



By the Numbers – Far West January 2022

FAR WEST	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97006	27	19	-29.6%
97007	34	36	5.9%
97123	59	29	-50.8%
97124	30	19	-36.7%
97132	46	31	-32.6%
97140	22	16	-27.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	402.0	445.9	10.9%
97007	839.9	868.5	3.4%
97123	561.1	891.7	58.9%
97124	597.6	966.5	61.7%
97132	1,224.7	1,309.6	6.9%
97140	931.3	830.2	-10.9%
AVERAGE DAYS ON MKT			
97006	27	23	-14.8%
97007	25	24	-4.0%
97123	37	29	-21.6%
97124	25	13	-48.0%
97132	23	33	43.5%
97140	14	26	85.7%
SOLD VS. LIST PRICE			
97006	101.8%	103.0%	1.2%
97007	101.3%	102.0%	0.7%
97123	101.4%	101.5%	0.0%
97124	101.9%	102.4%	0.5%
97132	101.1%	100.7%	-0.4%
97140	100.9%	98.2%	-2.7%
MONTHS OF INVENTORY			
97006	0.7	0.5	-28.6%
97007	0.6	0.7	16.7%
97123	1.0	0.4	-60.0%
97124	0.8	0.5	-37.5%
97132	1.2	0.9	-25.0%
97140	1.0	0.6	-40.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	40	39	-2.5%
97007	56	52	-7.1%
97123	58	73	25.9%
97124	36	36	0
97132	38	34	-10.5%
97140	21	29	38.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	399.4	427.6	7.1%
97007	472.2	586.3	24.2%
97123	502.6	530.8	5.6%
97124	447.4	528.1	18.0%
97132	445.7	508.6	14.1%
97140	593.2	623.5	5.1%



By the Numbers – Greater Portland January 2022

GREATER PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	100	50	-50.0%
North	134	112	-16.4%
Northeast	226	184	-18.6%
Southeast	277	264	-4.7%
West/Raleigh Hills	671	373	-44.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	685.4	890.6	29.9%
North	644.1	978.5	51.9%
Northeast	642.1	683.2	6.4%
Southeast	626.9	628.5	0.3%
West/Raleigh Hills	732.1	849.6	16.0%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	38	22	-42.1%
North	35	36	2.9%
Northeast	45	37	-17.8%
Southeast	31	37	19.4%
West/Raleigh Hills	51	42	-17.6%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	100.1%	102.1%	2.0%
North	101.0%	101.9%	0.9%
Northeast	100.7%	100.1%	-0.7%
Southeast	100.9%	100.7%	-0.2%
West/Raleigh Hills	99.1%	99.6%	0.6%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	1.0	0.8	-20.0%
North	1.5	1.3	-13.3%
Northeast	1.1	1.0	-9.1%
Southeast	1.1	1.0	-9.1%
West/Raleigh Hills	3.1	1.8	-41.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	98	59	-39.8%
North	91	89	-2.2%
Northeast	204	192	-5.9%
Southeast	254	262	3.1%
West/Raleigh Hills	217	213	-1.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	578.3	780.9	35.0%
North	491.5	483.6	-1.6%
Northeast	529.9	539.3	1.8%
Southeast	464.9	509.9	9.7%
West/Raleigh Hills	653.6	778.7	19.1%



By the Numbers – North Portland January 2022

NORTH PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97203	33	42	27.3%
97217	92	63	-31.5%
97227	7	9	28.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	567.7	691.2	21.8%
97217	686.9	1,126.2	64.0%
97227	546.4	1,216.6	122.7%
AVERAGE DAYS ON MKT			
97203	16	35	118.8%
97217	53	37	-30.2%
97227	23	37	60.9%
SOLD VS. LIST PRICE			
97203	101.1%	102.2%	1.0%
97217	100.9%	101.8%	0.9%
97227	100.7%	100.2%	-0.5%
MONTHS OF INVENTORY			
97203	0.8	1.1	37.5%
97217	2.0	1.3	-35.0%
97227	1.8	2.3	27.8%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	41	38	-7.3%
97217	47	47	0
97227	4	4	0
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	498.7	446.7	-10.4%
97217	474.0	509.2	7.4%
97227	530.8	533.2	0.5%



By the Numbers – Northeast Portland January 2022

NORTHEAST PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97211	63	48	-23.8%
97212	41	19	-53.7%
97213	27	19	-29.6%
97232	18	9	-50.0%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	610.1	633.1	3.8%
97212	879.4	977.3	11.1%
97213	688.8	771.4	12.0%
97232	851.3	716.9	-15.8%
AVERAGE DAYS ON MKT			
97211	37	49	32.4%
97212	62	43	-30.6%
97213	32	22	-31.3%
97232	107	61	-43.0%
SOLD VS. LIST PRICE	37	49	32.40%
97211	101.0%	99.6%	-1.3%
97212	99.0%	101.4%	2.4%
97213	103.6%	99.7%	-3.8%
97232	99.8%	99.0%	-0.8%
MONTHS OF INVENTORY			
97211	1.6	1.5	-6.3%
97212	1.0	1.0	0
97213	0.6	0.5	-16.7%
97232	2.0	0.8	-60.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	39	33	-15.4%
97212	42	19	-54.8%
97213	42	36	-14.3%
97232	9	11	22.2%
AVERAGE SALES PRICE	39	33	-15.40%
97211	512.6	639.6	24.8%
97212	797.4	800.9	0.4%
97213	531.3	577.0	8.6%
97232	611.3	602.2	-1.5%



By the Numbers – Northwest Portland January 2022

NORTHWEST PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97209	180	87	-51.7%
97210	65	44	-32.3%
97229	100	27	-73.0%
97231	32	29	-9.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	640.5	666.9	4.1%
97210	748.4	815.5	9.0%
97229	872.0	1,544.1	77.1%
97231	470.3	1,118.8	137.9%
AVERAGE DAYS ON MKT			
97209	84	45	-46.4%
97210	80	47	-41.3%
97229	37	30	-18.9%
97231	65	53	-18.5%
SOLD VS. LIST PRICE			
97209	97.4%	98.9%	1.5%
97210	99.2%	97.1%	-2.1%
97229	100.1%	101.5%	1.4%
97231	93.0%	98.1%	5.5%
MONTHS OF INVENTORY			
97209	7.5	2.2	-70.7%
97210	3.0	2.4	-20.0%
97229	1.1	0.5	-54.5%
97231	4.6	5.8	26.1%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	24	40	66.7%
97210	22	18	-18.2%
97229	91	54	-40.7%
97231	7	5	-28.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	543.9	628.8	15.6%
97210	782.1	1,262.1	61.4%
97229	601.4	876.1	45.7%
97231	696.6	560.3	-19.6%



By the Numbers – Southeast Portland January 2022

SOUTHEAST PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97202	46	42	-8.7%
97206	69	48	-30.4%
97214	29	28	-3.4%
97215	16	13	-18.8%
97216	16	21	31.3%
AVERAGE LIST PRICE			
97202	859.7	782.7	-9.0%
97206	566.4	558.9	-1.3%
97214	887.3	981.9	10.7%
97215	968.8	1,042.7	7.6%
97216	540.0	736.3	36.4%
AVERAGE DAYS ON MKT			
97202	34	56	64.7%
97206	27	32	18.5%
97214	47	26	-44.7%
97215	37	28	-24.3%
97216	36	45	25.0%
SOLD VS. LIST PRICE			
97202	99.8%	101.4%	1.6%
97206	102.3%	101.0%	-1.3%
97214	98.4%	99.8%	1.4%
97215	100.8%	101.6%	0.8%
97216	101.6%	99.8%	-1.8%
MONTHS OF INVENTORY			
97202	1.0	1.1	10.0%
97206	1.2	0.7	-41.7%
97214	1.7	1.6	-5.9%
97215	0.9	1.3	44.4%
97216	0.9	1.2	33.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	44	37	-15.9%
97206	58	65	12.1%
97214	17	18	5.9%
97215	18	10	-44.4%
97216	17	17	0
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	619.9	744.4	20.1%
97206	447.9	497.3	11.0%
97214	666.9	750.0	12.5%
97215	549.7	683.5	24.3%
97216	396.9	425.2	7.1%



By the Numbers – Southwest Portland January 2022

SOUTHWEST PORTLAND	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97201	114	63	-44.7%
97205	34	22	-35.3%
97219	76	66	-13.2%
97221	32	14	-56.3%
97225	27	12	-55.6%
97239	81	34	-58.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	714.4	800.9	12.1%
97205	636.1	468.1	-26.4%
97219	843.0	869.1	3.1%
97221	768.5	984.9	28.2%
97225	737.4	830.5	12.6%
97239	755.0	764.2	1.2%
AVERAGE DAYS ON MKT			
97201	80	59	-26.3%
97205	103	35	-66.0%
97219	31	40	29.0%
97221	33	38	15.2%
97225	36	14	-61.1%
97239	36	51	41.7%
SOLD VS. LIST PRICE			
97201	98.1%	100.6%	2.5%
97205	97.5%	95.5%	-2.0%
97219	100.1%	100.4%	0.2%
97221	98.0%	99.0%	1.1%
97225	100.7%	101.8%	1.1%
97239	98.6%	100.1%	1.5%
MONTHS OF INVENTORY			
97201	6.3	3.5	-44.4%
97205	6.8	3.1	-54.4%
97219	1.7	1.7	0
97221	2.5	0.8	-68.0%
97225	0.9	0.5	-44.4%
97239	3.1	1.2	-61.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	18	18	0
97205	5	7	40.0%
97219	44	39	-11.4%
97221	13	18	38.5%
97225	29	23	-20.7%
97239	26	28	7.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	631.2	732.8	16.1%
97205	826.8	565.6	-31.6%
97219	621.2	814.7	31.1%
97221	775.0	843.5	8.8%
97225	637.9	721.7	13.1%
97239	671.2	648.2	-3.4%



By the Numbers – Greater Portland by Area - Condos January 2022

GREATER PORTLAND BY AREA	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	9	1	-88.9%
North	36	19	-47.2%
Northeast	42	24	-42.9%
Southeast	32	34	6.3%
West/Raleigh Hills	371	170	-54.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	310.7	365.0	17.5%
North	317.1	413.8	30.5%
Northeast	336.9	416.8	23.7%
Southeast	372.8	484.4	29.9%
West/Raleigh Hills	588.2	657.2	11.7%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	25	0	-100.0%
North	67	68	1.5%
Northeast	72	37	-48.6%
Southeast	51	60	17.6%
West/Raleigh Hills	74	53	-28.4%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.8%	0.0	-100.0%
North	98.7%	99.7%	1.0%
Northeast	100.1%	98.8%	-1.3%
Southeast	99.9%	97.5%	-2.5%
West/Raleigh Hills	97.8%	98.3%	0.4%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.8	0.0	-100.0%
North	3.0	1.3	-56.7%
Northeast	1.9	1.1	-42.1%
Southeast	1.4	1.3	-7.1%
West/Raleigh Hills	5.3	2.0	-62.3%



By the Numbers – Greater Portland by Zip- Condos January 2022

GREATER PORTLAND BY ZIP	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97201	72	36	-50.0%
97205	24	17	-29.2%
97209	177	85	-52.0%
97210	29	16	-44.8%
97214	5	2	-60.0%
97232	8	5	-37.5%
97239	48	10	-79.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	467.7	652.9	39.6%
97205	605.2	491.2	-18.8%
97209	633.8	643.5	1.5%
97210	565.9	617.4	9.1%
97214	316.6	369.5	16.7%
97232	269	437.8	62.8%
97239	729.9	1,333.0	82.6%
AVERAGE DAYS ON MKT			
97201	96	65	-32.3%
97205	109	40	-63.3%
97209	84	47	-44.0%
97210	60	32	-46.7%
97214	44	58	31.8%
97232	0	90	N/A
97239	66	55	-16.7%
SOLD VS. LIST PRICE			
97201	99.0%	97.6%	-1.3%
97205	95.4%	92.2%	-3.4%
97209	97.4%	98.8%	1.5%
97210	99.3%	99.2%	-0.1%
97214	97.6%	100.5%	2.9%
97232	0	98.8%	N/A
97239	95.1%	98.1%	3.2%
MONTHS OF INVENTORY			
97201	6.5	3.3	-49.2%
97205	8.0	2.8	-65.0%
97209	7.4	2.4	-67.6%
97210	2.6	2.0	-23.1%
97214	2.5	1.0	-60.0%
97232	0.0	1.0	N/A
97239	6.0	1.1	-81.7%