

2.22 *By the Numbers*



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


Windermere
REAL ESTATE
WINDERMERE REALTY TRUST

PUBLISHED MARCH 2022



Neighborhood Snapshot February 2022

NEIGHBORHOOD SNAPSHOT	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	143	145	1.4%
NW Washington Co or Sauvie Island	95	63	-33.7%
Portland North	134	104	-22.4%
Portland Northeast	227	199	-12.3%
Portland Southeast	289	280	-3.1%
Portland West/Raleigh Hills	649	425	-34.5%
Beaverton/Aloha	101	90	-10.9%
Hillsboro/Forest Grove	138	92	-33.3%
Tigard/Tualatin/Sherwood/Wilsonville	138	101	-26.8%
Lake Oswego/West Linn	94	77	-18.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	232	211	-9.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	674.5	614.8	-8.9%
NW Washington Co or Sauvie Island	723.7	913.1	26.2%
Portland North	667.2	1,001.5	50.1%
Portland Northeast	651.1	684.7	5.2%
Portland Southeast	629.8	646.6	2.7%
Portland West/Raleigh Hills	734.4	909.2	23.8%
Beaverton/Aloha	581.3	675.6	16.2%
Hillsboro/Forest Grove	773.6	900.9	16.5%
Tigard/Tualatin/Sherwood/Wilsonville	863.7	1,097.5	27.1%
Lake Oswego/West Linn	1,564.4	2,304.6	47.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	903.7	914.8	1.2%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	41	30	-26.8%
NW Washington Co or Sauvie Island	24	35	45.8%
Portland North	35	20	-42.9%
Portland Northeast	32	29	-9.4%
Portland Southeast	30	23	-23.3%
Portland West/Raleigh Hills	55	39	-29.1%
Beaverton/Aloha	17	16	-5.9%
Hillsboro/Forest Grove	33	17	-48.5%
Tigard/Tualatin/Sherwood/Wilsonville	24	16	-33.3%
Lake Oswego/West Linn	37	19	-48.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	32	34	6.3%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	101.3%	100.8%	-0.5%
NW Washington Co or Sauvie Island	101.4%	102.6%	1.2%
Portland North	102.3%	105.0%	2.6%
Portland Northeast	102.2%	104.2%	1.9%
Portland Southeast	103.2%	103.7%	0.5%
Portland West/Raleigh Hills	98.9%	101.0%	2.1%
Beaverton/Aloha	102.8%	104.4%	1.5%
Hillsboro/Forest Grove	100.8%	102.7%	1.8%
Tigard/Tualatin/Sherwood/Wilsonville	101.2%	103.6%	2.3%
Lake Oswego/West Linn	99.3%	103.5%	4.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	102.2%	101.5%	-0.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.0	1.1	10.0%
NW Washington Co or Sauvie Island	1.2	0.7	-41.7%
Portland North	1.1	1.1	0
Portland Northeast	1.0	1.2	20.00%
Portland Southeast	1.1	1.0	-9.10%
Portland West/Raleigh Hills	3.1	1.9	-38.70%
Beaverton/Aloha	0.6	0.6	0
Hillsboro/Forest Grove	0.7	0.5	-28.60%
Tigard/Tualatin/Sherwood/Wilsonville	0.8	0.7	-12.50%
Lake Oswego/West Linn	0.9	1.1	22.20%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.1	1.2	9.10%



By the Numbers - Clackamas County

February 2022

CLACKAMAS COUNTY	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97015	19	23	21.1%
97034	28	32	14.3%
97035	28	21	-25.0%
97045	54	70	29.6%
97068	43	26	-39.5%
97086	97	53	-45.4%
97219	71	68	-4.2%
97222	19	30	57.9%
97267	23	19	-17.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	713.1	699.3	-1.9%
97034	2,149.2	2,371.4	10.3%
97035	862.7	773.0	-10.4%
97045	727.3	1,494.5	105.5%
97068	1,502.6	3,345.8	122.7%
97086	816.8	909.0	11.3%
97219	837.3	783.9	-6.4%
97222	571.3	415.8	-27.2%
97267	629.0	602.3	-4.2%
AVERAGE DAYS ON MKT			
97015	36	30	-16.7%
97034	49	22	-55.1%
97035	29	23	-20.7%
97045	33	32	-3.0%
97068	30	13	-56.7%
97086	49	39	-20.4%
97219	49	24	-51.0%
97222	16	27	68.8%
97267	24	29	20.8%
SOLD VS. LIST PRICE			
97015	102.1%	103.4%	1.3%
97034	98.1%	101.3%	3.2%
97035	98.3%	106.0%	7.8%
97045	101.9%	100.4%	-1.4%
97068	101.4%	106.4%	5.0%
97086	101.4%	101.5%	0.0%
97219	101.2%	102.0%	0.8%
97222	105.4%	104.5%	-0.8%
97267	103.2%	103.0%	-0.2%
MONTHS OF INVENTORY			
97015	1.4	1.2	-14.3%
97034	0.7	1.4	100.0%
97035	0.8	1.1	37.5%
97045	0.9	1.1	22.2%
97068	1.3	1.0	-23.1%
97086	1.6	1.2	-25.0%
97219	1.4	1.4	0
97222	0.7	0.9	28.6%
97267	0.6	1.1	83.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	33	35	6.1%
97034	64	50	-21.9%
97035	66	48	-27.3%
97045	118	119	0.8%
97068	73	64	-12.3%
97086	132	92	-30.3%
97219	95	88	-7.4%
97222	58	59	1.7%
97267	59	42	-28.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	471.1	486.7	3.3%
97034	1,182.5	1,493.7	26.3%
97035	687.4	725.8	5.6%
97045	524.7	617.5	17.7%
97068	721.9	876.3	21.4%
97086	590.7	729.1	23.4%
97219	650.8	810.6	24.6%
97222	426.5	534.6	25.3%
97267	485.5	533.5	9.9%



By the Numbers – Far West February 2022

FAR WEST	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97006	27	15	-44.4%
97007	29	36	24.1%
97123	42	32	-23.8%
97124	27	23	-14.8%
97132	47	32	-31.9%
97140	30	12	-60.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	405.9	408.1	0.5%
97007	763.2	863.0	13.1%
97123	579.6	852.4	47.1%
97124	626.9	943.5	50.5%
97132	1,142.4	1,199.9	5.0%
97140	904.1	860.4	-4.8%
AVERAGE DAYS ON MKT			
97006	14	19	35.7%
97007	14	21	50.0%
97123	28	24	-14.3%
97124	42	16	-61.9%
97132	33	34	3.0%
97140	25	11	-56.0%
SOLD VS. LIST PRICE			
97006	103.2%	104.4%	1.1%
97007	102.7%	104.6%	1.8%
97123	101.4%	101.8%	0.4%
97124	99.1%	105.3%	6.2%
97132	100.0%	100.8%	0.8%
97140	101.6%	103.3%	1.7%
MONTHS OF INVENTORY			
97006	0.5	0.4	-20.0%
97007	0.5	0.8	60.0%
97123	0.6	0.5	-16.7%
97124	0.6	0.7	16.7%
97132	1.5	0.7	-53.3%
97140	0.9	0.5	-44.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	94	74	-21.3%
97007	109	96	-11.9%
97123	129	148	14.7%
97124	82	67	-18.3%
97132	69	81	17.4%
97140	54	53	-1.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	393.1	469.1	19.3%
97007	506.1	585.9	15.8%
97123	501.3	548.8	9.5%
97124	449.9	534.5	18.8%
97132	502.3	510.3	1.6%
97140	546.0	672.9	23.2%



By the Numbers – Greater Portland February 2022

GREATER PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	95	63	-33.7%
North	134	104	-22.4%
Northeast	227	199	-12.3%
Southeast	289	280	-3.1%
West/Raleigh Hills	649	425	-34.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	723.7	913.1	26.2%
North	667.2	1,001.50	50.1%
Northeast	651.1	684.7	5.2%
Southeast	629.8	646.6	2.7%
West/Raleigh Hills	734.4	909.2	23.8%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	24	35	45.8%
North	35	20	-42.9%
Northeast	32	29	-9.4%
Southeast	30	23	-23.3%
West/Raleigh Hills	55	39	-29.1%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	101.4%	102.6%	1.2%
North	102.3%	105.0%	2.6%
Northeast	102.2%	104.2%	1.9%
Southeast	103.2%	103.7%	0.5%
West/Raleigh Hills	98.9%	101.0%	2.1%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	1.2	0.7	-41.7%
North	1.1	1.1	0
Northeast	1.0	1.2	20.0%
Southeast	1.1	1.0	-9.1%
West/Raleigh Hills	3.1	1.9	-38.7%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	179	149	-16.8%
North	208	189	-9.1%
Northeast	434	370	-14.7%
Southeast	529	547	3.4%
West/Raleigh Hills	424	433	2.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	608.5	719.1	18.2%
North	500.9	510.8	2.0%
Northeast	539.4	526.6	-2.4%
Southeast	478.0	519.4	8.7%
West/Raleigh Hills	691.9	745.4	7.7%



By the Numbers – North Portland February 2022

NORTH PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97203	35	36	2.9%
97217	85	62	-27.1%
97227	11	8	-27.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	590.9	733.8	24.2%
97217	704.0	1,081.1	53.6%
97227	673.9	1,468.0	117.8%
AVERAGE DAYS ON MKT			
97203	20	18	-10.0%
97217	45	21	-53.3%
97227	47	23	-51.1%
SOLD VS. LIST PRICE			
97203	103.5%	105.0%	1.4%
97217	101.4%	105.0%	3.6%
97227	103.0%	104.8%	1.8%
MONTHS OF INVENTORY			
97203	0.7	0.9	28.6%
97217	1.4	1.1	-21.4%
97227	1.2	1.3	8.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	89	77	-13.5%
97217	108	102	-5.6%
97227	13	10	-23.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	466.6	467.8	0.3%
97217	507.9	537.0	5.7%
97227	653.0	574.4	-12.0%



By the Numbers – Northeast Portland February 2022

NORTHEAST PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97211	63	41	-34.9%
97212	28	19	-32.1%
97213	28	25	-10.7%
97232	12	17	41.7%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	636.9	636.3	-0.1%
97212	1,160.6	1,020.8	-12.0%
97213	662.1	720.3	8.8%
97232	860.2	743.5	-13.6%
AVERAGE DAYS ON MKT			
97211	29	28	-3.4%
97212	38	4	-89.5%
97213	31	20	-35.5%
97232	44	22	-50.0%
SOLD VS. LIST PRICE			
97211	102.7%	106.5%	3.8%
97212	100.9%	107.1%	6.2%
97213	101.8%	104.4%	2.5%
97232	101.2%	100.9%	-0.3%
MONTHS OF INVENTORY			
97211	1.3	1.3	0
97212	0.8	1.5	87.5%
97213	0.9	0.7	-22.2%
97232	0.8	2.4	200.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	89	65	-27.0%
97212	77	33	-57.1%
97213	73	72	-1.4%
97232	25	18	-28.0%
AVERAGE SALES PRICE			
97211	561.0	596.8	6.4%
97212	787.8	776.7	-1.4%
97213	561.7	590.1	5.1%
97232	588.8	515.7	-12.4%



By the Numbers – Northwest Portland February 2022

NORTHWEST PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97209	174	93	-46.6%
97210	62	41	-33.9%
97229	84	49	-41.7%
97231	35	24	-31.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	617.2	731.4	18.5%
97210	738.1	870.4	17.9%
97229	1,053.5	1,118.6	6.2%
97231	566.3	1,269.4	124.2%
AVERAGE DAYS ON MKT			
97209	100	61	-39.0%
97210	51	42	-17.6%
97229	30	26	-13.3%
97231	23	172	647.8%
SOLD VS. LIST PRICE			
97209	95.8%	97.9%	2.2%
97210	98.8%	97.1%	-1.8%
97229	100.8%	104.4%	3.6%
97231	100.2%	89.8%	-10.3%
MONTHS OF INVENTORY			
97209	7.3	2.5	-65.8%
97210	2.7	1.9	-29.6%
97229	1.1	0.7	-36.4%
97231	7.0	8.0	14.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	48	77	60.4%
97210	45	39	-13.3%
97229	165	126	-23.6%
97231	12	8	-33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	611.2	593.6	-2.9%
97210	773.3	1,073.2	38.8%
97229	636.1	786.1	23.6%
97231	806.1	586.4	-27.3%



By the Numbers – Southeast Portland February 2022

SOUTHEAST PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97202	44	49	11.4%
97206	63	41	-34.9%
97214	26	34	30.8%
97215	23	16	-30.4%
97216	19	21	10.5%
AVERAGE LIST PRICE			
97202	860.6	780.0	-9.4%
97206	543.6	551.8	1.5%
97214	960.0	954.4	-0.6%
97215	947.4	978.1	3.2%
97216	531.4	729.4	37.3%
AVERAGE DAYS ON MKT			
97202	29	20	-31.0%
97206	17	18	5.9%
97214	14	44	214.3%
97215	49	24	-51.0%
97216	18	21	16.7%
SOLD VS. LIST PRICE			
97202	103.2%	105.0%	1.8%
97206	102.9%	104.7%	1.7%
97214	105.6%	105.2%	-0.5%
97215	104.4%	104.0%	-0.4%
97216	101.1%	102.0%	0.9%
MONTHS OF INVENTORY			
97202	1.0	1.2	20.0%
97206	0.8	0.6	-25.0%
97214	1.2	1.9	58.3%
97215	1.1	1.0	-9.1%
97216	1.5	1.1	-26.7%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	86	78	-9.3%
97206	135	137	1.5%
97214	38	36	-5.3%
97215	39	28	-28.2%
97216	30	39	30.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	634.2	724.7	14.3%
97206	464.8	506.2	8.9%
97214	671.9	734.5	9.3%
97215	584.4	735.2	25.8%
97216	401.2	422.6	5.3%



By the Numbers – Southwest Portland February 2022

SOUTHWEST PORTLAND	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97201	131	89	-32.1%
97205	31	26	-16.1%
97219	71	68	-4.2%
97221	29	22	-24.1%
97225	23	6	-73.9%
97239	71	40	-43.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	714.7	940.4	31.6%
97205	690.2	1,236.2	79.1%
97219	837.3	783.9	-6.4%
97221	750.9	862.1	14.8%
97225	734.2	1,080.3	47.1%
97239	718.6	828.9	15.3%
AVERAGE DAYS ON MKT			
97201	55	52	-5.5%
97205	117	59	-49.6%
97219	49	24	-51.0%
97221	41	21	-48.8%
97225	33	30	-9.1%
97239	60	20	-66.7%
SOLD VS. LIST PRICE			
97201	97.5%	96.7%	-0.7%
97205	97.8%	104.4%	6.7%
97219	101.2%	102.0%	0.8%
97221	99.5%	102.5%	3.1%
97225	100.6%	100.0%	-0.5%
97239	96.6%	105.4%	9.1%
MONTHS OF INVENTORY			
97201	6.6	3.2	-51.5%
97205	6.2	2.2	-64.5%
97219	1.4	1.4	0
97221	2.1	2.0	-4.8%
97225	0.7	0.3	-57.1%
97239	3.7	1.3	-64.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	38	47	23.7%
97205	10	19	90.0%
97219	95	88	-7.4%
97221	27	30	11.1%
97225	64	42	-34.4%
97239	45	58	28.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	698.4	690.2	-1.2%
97205	581.7	496.4	-14.7%
97219	650.8	810.6	24.6%
97221	1,023.9	823.3	-19.6%
97225	666.3	765.5	14.9%
97239	621.6	675.7	8.7%



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

GREATER PORTLAND BY AREA	Feb 2021	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	4	2	-50.0%
North	36	24	-33.3%
Northeast	26	25	-3.8%
Southeast	32	31	-3.1%
West/Raleigh Hills	359	198	-44.8%
AVERAGE LIST PRICE (\$,000)			
NW Washington Co/Sauvie Island	348.7	345.0	-1.1%
North	371.6	375.7	1.1%
Northeast	380.9	486.6	27.8%
Southeast	356.8	498.9	39.8%
West/Raleigh Hills	581.0	750.2	29.1%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	36	4	-88.9%
North	55	40	-27.3%
Northeast	50	31	-38.0%
Southeast	53	48	-9.4%
West/Raleigh Hills	71	43	-39.4%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.5%	103.1%	2.6%
North	99.6%	99.9%	0.2%
Northeast	100.5%	101.4%	0.9%
Southeast	99.6%	101.4%	1.9%
West/Raleigh Hills	96.8%	99.3%	2.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.4	0.2	-50.0%
North	1.7	1.4	-17.6%
Northeast	1.0	1.0	0
Southeast	1.1	1.2	9.1%
West/Raleigh Hills	5.4	2.1	-61.1%



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

GREATER PORTLAND BY ZIP	Jan 2021	Jan 2022	% CHANGE
AVAILABLE INVENTORY			
97201	83	55	-33.7%
97205	21	19	-9.5%
97209	170	90	-47.1%
97210	28	14	-50.0%
97214	2	3	50.0%
97232	5	10	100.0%
97239	42	10	-76.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	502.7	583.4	16.1%
97205	643.0	1,387.0	115.7%
97209	613.0	709.9	15.8%
97210	571.7	656.2	14.8%
97214	319.5	338.0	5.8%
97232	279.0	505.3	81.1%
97239	661.7	1,323.4	100.0%
AVERAGE DAYS ON MKT			
97201	62	28	-54.8%
97205	117	65	-44.4%
97209	100	54	-46.0%
97210	19	38	100.0%
97214	27	77	185.2%
97232	86	25	-70.9%
97239	60	26	-56.7%
SOLD VS. LIST PRICE			
97201	97.3%	100.5%	3.4%
97205	97.8%	97.7%	-0.1%
97209	95.8%	98.0%	2.3%
97210	98.5%	100.7%	2.2%
97214	103.4%	99.8%	-3.5%
97232	100.3%	101.1%	0.8%
97239	95.5%	99.9%	4.5%
MONTHS OF INVENTORY			
97201	7.5	2.9	-61.3%
97205	4.2	1.9	-54.8%
97209	7.1	2.5	-64.8%
97210	3.5	1.6	-54.3%
97214	0.7	0.8	14.3%
97232	1.0	1.7	70.0%
97239	6.0	0.8	-86.7%