

3.22 *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

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Neighborhood Snapshot

March 2022

NEIGHBORHOOD SNAPSHOT	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	129	149	15.5%
NW Washington Co or Sauvie Island	93	56	-39.8%
Portland North	136	111	-18.4%
Portland Northeast	214	195	-8.9%
Portland Southeast	279	280	0.4%
Portland West/Raleigh Hills	665	437	-34.3%
Beaverton/Aloha	73	80	9.6%
Hillsboro/Forest Grove	122	98	-19.7%
Tigard/Tualatin/Sherwood/Wilsonville	111	92	-17.1%
Lake Oswego/West Linn	121	99	-18.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	238	213	-10.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	723.7	645.5	-10.8%
NW Washington Co or Sauvie Island	732.1	888.5	21.4%
Portland North	637.0	1,034.3	62.4%
Portland Northeast	656.8	709.5	8.0%
Portland Southeast	622.6	646.4	3.8%
Portland West/Raleigh Hills	720.4	893.5	24.0%
Beaverton/Aloha	660.9	699.4	5.8%
Hillsboro/Forest Grove	907.0	770.7	-15.0%
Tigard/Tualatin/Sherwood/Wilsonville	852.8	1,162.7	36.3%
Lake Oswego/West Linn	1,518.7	2,169.3	42.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	924.6	938.6	1.5%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	33	25	-24.2%
NW Washington Co or Sauvie Island	23	18	-21.7%
Portland North	24	18	-25.0%
Portland Northeast	22	18	-18.2%
Portland Southeast	27	17	-37.0%
Portland West/Raleigh Hills	49	32	-34.7%
Beaverton/Aloha	13	12	-7.7%
Hillsboro/Forest Grove	31	16	-48.4%
Tigard/Tualatin/Sherwood/Wilsonville	18	11	-38.9%
Lake Oswego/West Linn	36	22	-38.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	27	30	11.1%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	101.2%	101.9%	0.7%
NW Washington Co or Sauvie Island	102.3%	106.3%	3.9%
Portland North	104.2%	106.8%	2.5%
Portland Northeast	103.7%	106.5%	2.7%
Portland Southeast	103.2%	105.8%	2.5%
Portland West/Raleigh Hills	100.3%	103.4%	3.1%
Beaverton/Aloha	104.3%	106.4%	2.0%
Hillsboro/Forest Grove	102.2%	103.7%	1.4%
Tigard/Tualatin/Sherwood/Wilsonville	103.1%	105.5%	2.3%
Lake Oswego/West Linn	100.2%	106.0%	5.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	102.7%	102.6%	-0.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	0.8	0.7	-12.50%
NW Washington Co or Sauvie Island	0.7	0.6	-14.30%
Portland North	1.0	0.8	-20.00%
Portland Northeast	0.8	0.6	-25.00%
Portland Southeast	0.7	0.8	14.30%
Portland West/Raleigh Hills	2.1	1.5	-28.60%
Beaverton/Aloha	0.3	0.3	0
Hillsboro/Forest Grove	0.5	0.5	0
Tigard/Tualatin/Sherwood/Wilsonville	0.5	0.4	-20.00%
Lake Oswego/West Linn	0.9	0.9	0
Milwaukie /Happy Valley/Clckmas/Dmscus	1.0	0.8	-20.00%



By the Numbers - Clackamas County

March 2022

CLACKAMAS COUNTY	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97015	9	12	33.3%
97034	39	32	-17.9%
97035	35	25	-28.6%
97045	59	68	15.3%
97068	49	45	-8.2%
97086	94	58	-38.3%
97219	62	51	-17.7%
97222	23	22	-4.3%
97267	22	25	13.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	1,178.9	865.5	-26.6%
97034	2,087.6	2,359.2	13.0%
97035	981.2	707.5	-27.9%
97045	824.4	1,552.9	88.4%
97068	1,382.3	2,756.9	99.4%
97086	953.3	1,003.1	5.2%
97219	843.8	872.4	3.4%
97222	467.4	459.3	-1.7%
97267	576.3	562.2	-2.4%
AVERAGE DAYS ON MKT			
97015	24	13	-45.8%
97034	46	16	-65.2%
97035	28	18	-35.7%
97045	45	21	-53.3%
97068	34	36	5.9%
97086	50	23	-54.0%
97219	23	18	-21.7%
97222	14	48	242.9%
97267	12	11	-8.3%
SOLD VS. LIST PRICE			
97015	102.4%	105.1%	2.6%
97034	98.6%	104.6%	6.0%
97035	101.1%	108.1%	7.0%
97045	100.8%	101.9%	1.1%
97068	102.2%	105.2%	3.0%
97086	101.4%	102.4%	1.0%
97219	103.0%	104.4%	1.3%
97222	104.1%	104.3%	0.2%
97267	104.8%	106.1%	1.3%
MONTHS OF INVENTORY			
97015	0.3	0.4	33.3%
97034	0.9	0.9	0
97035	0.8	0.6	-25.0%
97045	0.8	0.9	12.5%
97068	1.1	1.2	9.1%
97086	1.2	1.0	-16.7%
97219	0.8	0.6	-25.0%
97222	0.6	0.5	-16.7%
97267	0.4	0.5	25.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	60	66	10.0%
97034	106	89	-16.0%
97035	108	88	-18.5%
97045	191	198	3.7%
97068	119	101	-15.1%
97086	211	155	-26.5%
97219	176	172	-2.3%
97222	99	100	1.0%
97267	108	89	-17.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	474.3	514.0	8.4%
97034	1,180.1	1,394.5	18.2%
97035	793.6	810.1	2.1%
97045	541.0	613.4	13.4%
97068	698.3	936.8	34.2%
97086	608.8	721.9	18.6%
97219	682.4	744.2	9.1%
97222	435.2	514.0	18.1%
97267	481.3	552.4	14.8%



By the Numbers – Greater Portland March 2022

GREATER PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	93	56	-39.8%
North	136	111	-18.4%
Northeast	214	195	-8.9%
Southeast	279	280	0.4%
West/Raleigh Hills	665	437	-34.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	732.1	888.5	21.4%
North	637.0	1,034.3	62.4%
Northeast	656.8	709.5	8.0%
Southeast	622.6	646.4	3.8%
West/Raleigh Hills	720.4	893.5	24.0%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	23	18	-21.7%
North	24	18	-25.0%
Northeast	22	18	-18.2%
Southeast	27	17	-37.0%
West/Raleigh Hills	49	32	-34.7%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	102.3%	106.3%	3.9%
North	104.2%	106.8%	2.5%
Northeast	103.7%	106.5%	2.7%
Southeast	103.2%	105.8%	2.5%
West/Raleigh Hills	100.3%	103.4%	3.1%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.7	0.6	-14.3%
North	1.0	0.8	-20.0%
Northeast	0.8	0.6	-25.0%
Southeast	0.7	0.8	14.3%
West/Raleigh Hills	2.1	1.5	-28.6%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	305	248	-18.7%
North	344	329	-4.4%
Northeast	701	680	-3.0%
Southeast	913	900	-1.4%
West/Raleigh Hills	738	744	0.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	618.8	757.4	22.4%
North	511.7	528.8	3.3%
Northeast	541.2	565.9	4.6%
Southeast	494.1	535.1	8.3%
West/Raleigh Hills	709.5	723.3	1.9%



By the Numbers – North Portland
March 2022

NORTH PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97203	46	31	-32.6%
97217	80	73	-8.8%
97227	9	7	-22.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	584.7	714.0	22.1%
97217	646.4	1,138.1	76.1%
97227	846.2	1,319.2	55.9%
AVERAGE DAYS ON MKT			
97203	21	14	-33.3%
97217	25	23	-8.0%
97227	25	27	8.0%
SOLD VS. LIST PRICE			
97203	105.7%	106.5%	0.7%
97217	103.2%	107.0%	3.7%
97227	105.9%	106.4%	0.5%
MONTHS OF INVENTORY			
97203	0.9	0.5	-44.4%
97217	1.0	1.0	0
97227	1.5	1.8	20.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	138	144	4.3%
97217	187	172	-8.0%
97227	19	14	-26.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	486.2	497.9	2.4%
97217	518.5	547.8	5.7%
97227	617.9	615.5	-0.4%



By the Numbers – Northeast Portland March 2022

NORTHEAST PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97211	54	46	-14.8%
97212	26	23	-11.5%
97213	28	26	-7.1%
97232	17	16	-5.9%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	691.7	656.1	-5.1%
97212	922.6	976.6	5.9%
97213	674.6	727.4	7.8%
97232	791.6	672.2	-15.1%
AVERAGE DAYS ON MKT			
97211	25	21	-16.0%
97212	21	12	-42.9%
97213	15	9	-40.0%
97232	29	6	-79.3%
SOLD VS. LIST PRICE			
97211	103.7%	108.7%	4.7%
97212	101.9%	107.6%	5.6%
97213	106.3%	108.5%	2.1%
97232	101.1%	109.7%	8.6%
MONTHS OF INVENTORY			
97211	0.7	0.6	-14.3%
97212	0.7	0.8	14.3%
97213	0.6	0.5	-16.7%
97232	1.2	1.2	0

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	164	136	-17.10%
97212	115	64	-44.30%
97213	119	127	6.70%
97232	39	31	-20.50%
AVERAGE SALES PRICE			
97211	555.3	621.4	11.90%
97212	769.6	887.5	15.30%
97213	584.3	604.1	3.40%
97232	577.8	600.3	3.90%



By the Numbers – Northwest Portland March 2022

NORTHWEST PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97209	198	110	-44.4%
97210	70	38	-45.7%
97229	89	57	-36.0%
97231	37	24	-35.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	628.6	738.9	17.5%
97210	761.1	966.8	27.0%
97229	1,072.9	931.1	-13.2%
97231	537.3	1,254.3	133.4%
AVERAGE DAYS ON MKT			
97209	88	53	-39.8%
97210	52	49	-5.8%
97229	27	17	-37.0%
97231	94	13	-86.2%
SOLD VS. LIST PRICE			
97209	96.6%	98.4%	1.9%
97210	98.6%	101.5%	3.0%
97229	102.0%	107.0%	5.0%
97231	97.0%	101.3%	4.5%
MONTHS OF INVENTORY			
97209	4.3	1.8	-58.1%
97210	2.6	2.0	-23.1%
97229	0.8	0.6	-25.0%
97231	4.6	2.4	-47.8%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	94	143	52.1%
97210	72	58	-19.4%
97229	279	223	-20.1%
97231	20	18	-10.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	561.1	574.9	2.5%
97210	743.0	949.5	27.8%
97229	658.9	793.3	20.4%
97231	789.4	702.5	-11.0%



By the Numbers – Southeast Portland March 2022

SOUTHEAST PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97202	31	55	77.4%
97206	53	38	-28.3%
97214	34	16	-52.9%
97215	16	16	0
97216	24	26	8.3%
AVERAGE LIST PRICE			
97202	749.0	794.3	6.0%
97206	657.1	561.6	-14.5%
97214	885.2	1,019.7	15.2%
97215	1,036.5	1,044.7	0.8%
97216	558.6	688.5	23.3%
AVERAGE DAYS ON MKT			
97202	27	12	-55.6%
97206	24	13	-45.8%
97214	17	18	5.9%
97215	24	16	-33.3%
97216	25	29	16.0%
SOLD VS. LIST PRICE			
97202	103.0%	105.9%	2.8%
97206	103.8%	105.9%	2.0%
97214	100.6%	106.9%	6.3%
97215	105.5%	113.5%	7.6%
97216	104.6%	105.6%	1.0%
MONTHS OF INVENTORY			
97202	0.5	1.2	140.0%
97206	0.5	0.4	-20.0%
97214	1.2	0.6	-50.0%
97215	0.7	0.9	28.6%
97216	1.3	1.1	-15.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	148	128	-13.5%
97206	244	225	-7.8%
97214	66	65	-1.5%
97215	63	45	-28.6%
97216	48	63	31.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	651.8	724.4	11.1%
97206	470.8	519.5	10.3%
97214	672.8	772.2	14.8%
97215	649.1	752.1	15.9%
97216	401.2	422.6	5.3%



By the Numbers – Southwest Portland March 2022

SOUTHWEST PORTLAND	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97201	113	90	-20.4%
97205	33	22	-33.3%
97219	62	51	-17.7%
97221	24	16	-33.3%
97225	22	15	-31.8%
97239	83	56	-32.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	693.1	905.2	30.6%
97205	636.2	1,278.0	100.9%
97219	843.8	872.4	3.4%
97221	655.0	788.8	20.4%
97225	671.0	732.2	9.1%
97239	686.2	827.8	20.6%
AVERAGE DAYS ON MKT			
97201	86	40	-53.5%
97205	30	72	140.0%
97219	23	18	-21.7%
97221	31	27	-12.9%
97225	37	22	-40.5%
97239	66	27	-59.1%
SOLD VS. LIST PRICE			
97201	97.7%	103.9%	6.4%
97205	99.1%	97.5%	-1.6%
97219	103.0%	104.4%	1.3%
97221	102.7%	105.6%	2.8%
97225	100.7%	105.5%	4.7%
97239	98.6%	104.7%	6.2%
MONTHS OF INVENTORY			
97201	4.7	3.9	-17.0%
97205	6.6	1.8	-72.7%
97219	0.8	0.6	-25.0%
97221	1.1	0.9	-18.2%
97225	0.6	0.7	16.7%
97239	2.0	1.5	-25.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	62	70	12.9%
97205	15	31	106.7%
97219	176	172	-2.3%
97221	48	48	0
97225	98	64	-34.7%
97239	45	58	28%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	826.3	640.4	-22.5%
97205	800.1	495.3	-38.1%
97219	682.4	744.2	9.1%
97221	946.1	998.5	5.5%
97225	670.6	800.5	19.4%
97239	638.6	666.3	4.3%



By the Numbers – Far West March 2022

FAR WEST	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97006	21	23	9.5%
97007	18	23	27.8%
97123	33	39	18.2%
97124	24	22	-8.3%
97132	48	31	-35.4%
97140	24	18	-25.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	311.8	456.6	46.4%
97007	953.9	1,019.1	6.8%
97123	630.4	844.7	34.0%
97124	751.4	989.6	31.7%
97132	1,273.2	1,142.1	-10.3%
97140	1,159.1	835.1	-28.0%
AVERAGE DAYS ON MKT			
97006	11	13	18.2%
97007	17	15	-11.8%
97123	24	12	-50.0%
97124	23	8	-65.2%
97132	15	13	-13.3%
97140	33	12	-63.6%
SOLD VS. LIST PRICE			
97006	104.7%	105.2%	0.4%
97007	105.1%	105.5%	0.4%
97123	102.6%	103.3%	0.8%
97124	103.4%	106.4%	2.9%
97132	100.7%	100.3%	-0.4%
97140	100.6%	102.9%	2.3%
MONTHS OF INVENTORY			
97006	0.4	0.5	25.0%
97007	0.2	0.3	50.0%
97123	0.3	0.6	100.0%
97124	0.4	0.4	0
97132	1.4	0.7	-50.0%
97140	0.6	0.6	0

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	145	120	-17.2%
97007	184	190	3.3%
97123	226	216	-4.4%
97124	141	121	-14.2%
97132	104	126	21.2%
97140	97	86	-11.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	410.6	467.4	13.8%
97007	515.2	582.8	13.1%
97123	511.6	556.3	8.7%
97124	464.6	555.2	19.5%
97132	536.4	588.3	9.7%
97140	571.8	684.2	19.7%



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

GREATER PORTLAND BY AREA	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	7	2	-71.4%
North	27	15	-44.4%
Northeast	29	23	-20.7%
Southeast	25	32	28.0%
West/Raleigh Hills	388	222	-42.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	266.8	365.0	36.8%
North	347.8	427.9	23.0%
Northeast	474.1	447.6	-5.6%
Southeast	315.9	465.0	47.2%
West/Raleigh Hills	593.4	754.2	27.1%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	5	6	20.0%
North	39	43	10.3%
Northeast	38	22	-42.1%
Southeast	62	21	-66.1%
West/Raleigh Hills	71	48	-32.4%
SOLD VS. LIST PRICE			
	5	6	20.00%
NW Washington Co/Sauvie Island	100.2%	105.3%	5.1%
North	99.8%	100.8%	1.0%
Northeast	99.2%	101.4%	2.2%
Southeast	101.1%	101.7%	0.6%
West/Raleigh Hills	97.7%	99.4%	1.7%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	1.0	0.5	-50.0%
North	1.7	1.0	-41.2%
Northeast	0.7	0.7	0
Southeast	0.8	1.1	37.5%
West/Raleigh Hills	3.7	1.6	-56.8%



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

GREATER PORTLAND BY ZIP	March 2021	March 2022	% CHANGE
AVAILABLE INVENTORY			
97201	73	58	-20.5%
97205	24	18	-25.0%
97209	194	107	-44.8%
97210	32	12	-62.5%
97214	3	0	-100.0%
97232	6	9	50.0%
97239	47	20	-57.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	529.7	559.7	5.7%
97205	603.0	1,503.9	149.4%
97209	624.2	713.2	14.3%
97210	502.3	689.4	37.2%
97214	291.7	0	-100.0%
97232	381.3	425.8	11.7%
97239	696.1	927.6	33.3%
AVERAGE DAYS ON MKT			
97201	102	54	-47.1%
97205	107	78	-27.1%
97209	90	53	-41.1%
97210	61	74	21.3%
97214	9	48	433.3%
97232	41	7	-82.9%
97239	68	35	-48.5%
SOLD VS. LIST PRICE			
97201	99.6%	100.0%	0.5%
97205	92.7%	95.8%	3.4%
97209	96.2%	98.4%	2.3%
97210	96.2%	99.2%	3.1%
97214	100.0%	100.1%	0.1%
97232	98.7%	100.9%	2.3%
97239	98.5%	99.8%	1.3%
MONTHS OF INVENTORY			
97201	12.2	3.4	-72.1%
97205	24	1.6	-93.3%
97209	4.3	1.8	-58.1%
97210	2.3	1.0	-56.5%
97214	0.8	0.0	-100.0%
97232	0.9	1.1	22.2%
97239	2.5	1.1	-56.0%