

# 4.22 *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 MAY 2022



# Neighborhood Snapshot

## April 2022

NEIGHBORHOOD SNAPSHOT	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	161	177	9.9%
NW Washington Co or Sauvie Island	95	87	-8.4%
Portland North	133	147	10.5%
Portland Northeast	245	287	17.1%
Portland Southeast	331	415	25.4%
Portland West/Raleigh Hills	705	507	-28.1%
Beaverton/Aloha	121	146	20.7%
Hillsboro/Forest Grove	134	136	1.5%
Tigard/Tualatin/Sherwood/Wilsonville	144	143	-0.7%
Lake Oswego/West Linn	144	119	-17.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	254	265	4.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	719.4	676.7	-5.9%
NW Washington Co or Sauvie Island	755.7	928.3	22.8%
Portland North	657.5	834.9	27.0%
Portland Northeast	617.2	663.6	7.5%
Portland Southeast	621.1	632.9	1.9%
Portland West/Raleigh Hills	758.2	874.0	15.3%
Beaverton/Aloha	603.3	692.5	14.8%
Hillsboro/Forest Grove	877.7	807.4	-8.0%
Tigard/Tualatin/Sherwood/Wilsonville	770.8	959.6	24.5%
Lake Oswego/West Linn	1,458.1	2,031.5	39.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	894.3	882.0	-1.4%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	22	21	-4.5%
NW Washington Co or Sauvie Island	31	18	-41.9%
Portland North	20	12	-40.0%
Portland Northeast	22	18	-18.2%
Portland Southeast	16	16	0
Portland West/Raleigh Hills	31	22	-29.0%
Beaverton/Aloha	11	12	9.1%
Hillsboro/Forest Grove	24	13	-45.8%
Tigard/Tualatin/Sherwood/Wilsonville	15	14	-6.7%
Lake Oswego/West Linn	22	16	-27.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	22	18	-18.2%

<b>SOLD VS. LIST PRICE</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	103.5%	101.0%	-2.4%
<b>NW Washington Co or Sauvie Island</b>	102.9%	106.3%	3.3%
<b>Portland North</b>	104.8%	107.7%	2.8%
<b>Portland Northeast</b>	105.0%	107.5%	2.4%
<b>Portland Southeast</b>	104.9%	105.9%	0.9%
<b>Portland West/Raleigh Hills</b>	101.8%	105.0%	3.2%
<b>Beaverton/Aloha</b>	104.4%	106.3%	1.8%
<b>Hillsboro/Forest Grove</b>	102.7%	103.7%	1.0%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	103.7%	105.1%	1.4%
<b>Lake Oswego/West Linn</b>	101.4%	105.9%	4.4%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	103.2%	104.1%	0.8%
<b>MONTHS OF INVENTORY</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	0.7	0.9	28.6%
<b>NW Washington Co or Sauvie Island</b>	0.7	0.8	14.3%
<b>Portland North</b>	1.0	0.9	-10.0%
<b>Portland Northeast</b>	0.8	0.9	12.5%
<b>Portland Southeast</b>	0.8	1.1	37.5%
<b>Portland West/Raleigh Hills</b>	2.0	1.8	-10.0%
<b>Beaverton/Aloha</b>	0.4	0.6	50.0%
<b>Hillsboro/Forest Grove</b>	0.5	0.6	20.0%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	0.6	0.6	0
<b>Lake Oswego/West Linn</b>	0.9	0.8	-11.1%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	0.9	1.0	11.1%



# By the Numbers - Clackamas County

## April 2022

CLACKAMAS COUNTY	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	18	19	5.6%
97034	54	31	-42.6%
97035	39	42	7.7%
97045	68	75	10.3%
97068	58	54	-6.9%
97086	92	71	-22.8%
97219	79	55	-30.4%
97222	27	35	29.6%
97267	23	27	17.4%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	835.8	741.8	-11.2%
97034	1,917.9	2,648.7	38.1%
97035	902.3	890.8	-1.3%
97045	740.0	1,447.7	95.6%
97068	1,330.0	2,337.4	75.7%
97086	992.7	947.5	-4.6%
97219	856.4	851.1	-0.6%
97222	685.9	518.0	-24.5%
97267	574.3	589.8	2.7%
<b>AVERAGE DAYS ON MKT</b>			
97015	13	5	-61.5%
97034	26	16	-38.5%
97035	33	8	-75.8%
97045	18	22	22.2%
97068	11	21	90.9%
97086	33	14	-57.6%
97219	17	17	0
97222	15	16	6.7%
97267	11	7	-36.4%
<b>SOLD VS. LIST PRICE</b>			
97015	103.9%	105.4%	1.5%
97034	99.7%	105.9%	6.2%
97035	104.2%	105.9%	1.6%
97045	105.0%	104.3%	-0.6%
97068	101.8%	106.0%	4.1%
97086	102.2%	103.2%	1.0%
97219	102.5%	104.2%	1.7%
97222	104.4%	106.8%	2.2%
97267	105.1%	106.5%	1.3%
<b>MONTHS OF INVENTORY</b>			
97015	0.8	0.8	0
97034	1.1	0.7	-36.4%
97035	0.8	1.2	50.0%
97045	0.9	1.2	33.3%
97068	0.9	0.9	0
97086	1.1	1.2	9.1%
97219	0.9	0.8	-11.1%
97222	0.4	0.6	50.0%
97267	0.5	0.7	40.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97015	84	89	6.0%
97034	154	132	-14.3%
97035	157	125	-20.4%
97045	269	263	-2.2%
97068	181	163	-9.9%
97086	296	216	-27.0%
97219	260	246	-5.4%
97222	161	159	-1.2%
97267	159	127	-20.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97015	483.9	530.7	9.7%
97034	1,193.3	1,396.8	17.1%
97035	750.0	776.0	3.5%
97045	548.0	622.6	13.6%
97068	680.3	906.4	33.2%
97086	622.3	710.8	14.2%
97219	670.9	752.5	12.2%
97222	459.0	530.8	15.6%
97267	484.3	565.3	16.7%



## By the Numbers – Greater Portland by Area - Condos April 2022

GREATER PORTLAND BY AREA	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	3	5	66.7%
North	22	27	22.7%
Northeast	33	33	0
Southeast	26	49	88.5%
West/Raleigh Hills	389	259	-33.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	300	329.8	9.9%
North	361.2	437.6	21.2%
Northeast	389.4	454.7	16.8%
Southeast	358	468.5	30.9%
West/Raleigh Hills	607.9	659.7	8.5%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	9	7	-22.2%
North	66	19	-71.2%
Northeast	41	31	-24.4%
Southeast	24	25	4.2%
West/Raleigh Hills	51	28	-45.1%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	102.6%	104.9%	2.2%
North	99.3%	102.5%	3.2%
Northeast	99.7%	101.7%	2.0%
Southeast	101.9%	102.7%	0.7%
West/Raleigh Hills	98.5%	99.5%	1.1%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	0.2	0.5	150.0%
North	1.2	1.4	16.7%
Northeast	1.7	1.1	-35.3%
Southeast	0.5	2	300.0%
West/Raleigh Hills	3.4	2.7	-20.6%



## By the Numbers – Greater Portland by Zip- Condos April 2022

GREATER PORTLAND BY ZIP	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	69	61	-11.6%
97205	26	20	-23.1%
97209	198	123	-37.9%
97210	33	22	-33.3%
97214	4	3	-25.0%
97232	11	8	-27.3%
97239	38	26	-31.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	548.6	567.9	3.5%
97205	481.9	548.2	13.8%
97209	659.3	716.8	8.7%
97210	517.4	567.6	9.7%
97214	387.7	436.6	12.6%
97232	303.7	405.5	33.5%
97239	763.5	793.7	4.0%
<b>AVERAGE DAYS ON MKT</b>			
97201	77	21	-72.7%
97205	64	16	-75.0%
97209	53	44	-17.0%
97210	23	11	-52.2%
97214	33	39	18.2%
97232	88	27	-69.3%
97239	54	14	-74.1%
<b>SOLD VS. LIST PRICE</b>			
97201	97.6%	99.4%	1.8%
97205	97.7%	98.9%	1.3%
97209	96.7%	98.5%	1.9%
97210	99.8%	102.5%	2.8%
97214	102.2%	102.1%	-0.1%
97232	99.9%	101.4%	1.5%
97239	100.6%	99.0%	-1.6%
<b>MONTHS OF INVENTORY</b>			
97201	2.7	3.4	25.9%
97205	3.7	6.7	81.1%
97209	6.4	2.9	-54.7%
97210	2.4	2.2	-8.3%
97214	0.3	0.5	66.7%
97232	2.8	1.6	-42.9%
97239	2.1	2.4	14.3%



By the Numbers – North Portland  
April 2022

NORTH PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	44	53	20.5%
97217	77	88	14.3%
97227	12	5	-58.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	634.5	647.4	2.0%
97217	651.3	950.1	45.9%
97227	825.9	749.0	-9.3%
<b>AVERAGE DAYS ON MKT</b>			
97203	10	13	30.0%
97217	27	12	-55.6%
97227	17	6	-64.7%
<b>SOLD VS. LIST PRICE</b>			
97203	106.2%	107.3%	1.1%
97217	104.3%	108.4%	4.0%
97227	101.5%	106.4%	4.9%
<b>MONTHS OF INVENTORY</b>			
97203	0.8	0.9	12.5%
97217	1.0	0.9	-10.0%
97227	1.3	0.6	-53.8%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97203	192	204	6.3%
97217	261	266	1.9%
97227	28	23	-17.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97203	487.1	509.7	4.6%
97217	520.1	543.6	4.5%
97227	591.8	720.6	21.8%





By the Numbers – Northeast Portland  
April 2022

NORTHEAST PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	53	69	30.2%
97212	37	35	-5.4%
97213	35	29	-17.1%
97232	24	19	-20.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	673.5	646.0	-4.1%
97212	778.5	867.1	11.4%
97213	633.3	724.3	14.4%
97232	660.6	741.1	12.2%
<b>AVERAGE DAYS ON MKT</b>			
97211	32	18	-43.8%
97212	18	9	-50.0%
97213	19	18	-5.3%
97232	58	27	-53.4%
<b>SOLD VS. LIST PRICE</b>			
97211	105.3%	109.7%	4.2%
97212	105.0%	108.5%	3.4%
97213	105.4%	110.1%	4.4%
97232	102.0%	103.5%	1.4%
<b>MONTHS OF INVENTORY</b>	105.37%	109.78%	4.20%
97211	0.7	1.1	57.1%
97212	0.7	0.9	28.6%
97213	0.7	0.5	-28.6%
97232	2.2	1.4	-36.4%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97211	235	202	-14.0%
97212	166	106	-36.1%
97213	169	193	14.2%
97232	50	45	-10.0%
<b>AVERAGE SALES PRICE</b>			
97211	573.9	659.8	15.0%
97212	815.7	945.0	15.9%
97213	581.9	615.9	5.8%
97232	586.3	624.3	6.5%



## By the Numbers – Northwest Portland April 2022

NORTHWEST PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	201	127	-36.8%
97210	75	49	-34.7%
97229	94	73	-22.3%
97231	32	24	-25.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	663.5	739.8	11.5%
97210	714.0	952.6	33.4%
97229	1,109.7	954.4	-14.0%
97231	558.6	881.1	57.7%
<b>AVERAGE DAYS ON MKT</b>			
97209	53	42	-20.8%
97210	30	24	-20.0%
97229	32	9	-71.9%
97231	13	64	392.3%
<b>SOLD VS. LIST PRICE</b>			
97209	96.7%	99.2%	2.6%
97210	100.2%	104.3%	4.1%
97229	103.0%	107.8%	4.6%
97231	98.6%	98.5%	-0.1%
<b>MONTHS OF INVENTORY</b>			
97209	6.5	2.9	-55.4%
97210	2.6	2.7	3.8%
97229	0.7	0.8	14.3%
97231	4.0	4.8	20.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97209	125	190	52.0%
97210	101	76	-24.8%
97229	420	314	-25.2%
97231	28	23	-17.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	554.8	580.6	4.7%
97210	803.1	912.4	13.6%
97229	669.1	811.2	21.2%
97231	747.4	766.1	2.5%



## By the Numbers – Southeast Portland April 2022

SOUTHEAST PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	43	72	67.4%
97206	60	70	16.7%
97214	29	35	20.7%
97215	24	24	0
97216	22	32	45.5%
<b>AVERAGE LIST PRICE</b>			
97202	782.4	877.1	12.1%
97206	566.6	592.1	4.5%
97214	925.6	930.5	0.5%
97215	914.6	862.5	-5.7%
97216	512.7	637.1	24.3%
<b>AVERAGE DAYS ON MKT</b>			
97202	20	13	-35.0%
97206	10	15	50.0%
97214	26	21	-19.2%
97215	5	6	20.0%
97216	8	15	87.5%
<b>SOLD VS. LIST PRICE</b>			
97202	104.2%	107.2%	2.9%
97206	106.2%	108.9%	2.5%
97214	103.3%	104.9%	1.5%
97215	106.4%	105.3%	-1.0%
97216	107.6%	105.6%	-1.9%
<b>MONTHS OF INVENTORY</b>			
97202	0.5	1.3	160.0%
97206	0.6	0.8	33.3%
97214	0.6	0.8	33.3%
97215	0.8	1.0	25.0%
97216	0.7	1.4	100.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	231	187	-19.0%
97206	343	316	-7.9%
97214	114	110	-3.5%
97215	95	69	-27.4%
97216	78	86	10.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	670.3	729.9	8.9%
97206	478.6	526.1	9.9%
97214	664.3	776.4	16.9%
97215	657.0	768.3	16.9%
97216	422.3	436.4	3.3%



## By the Numbers – Southwest Portland April 2022

SOUTHWEST PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	107	105	-1.9%
97205	36	27	-25.0%
97219	79	55	-30.4%
97221	30	17	-43.3%
97225	42	21	-50.0%
97239	64	63	-1.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	747.0	1,034.8	38.5%
97205	579.6	669.7	15.5%
97219	856.4	851.1	-0.6%
97221	833.4	1,164.8	39.8%
97225	750.9	857.8	14.2%
97239	738.7	746.8	1.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	68	14	-79.4%
97205	61	16	-73.8%
97219	17	17	0
97221	32	64	100.0%
97225	22	6	-72.7%
97239	27	11	-59.3%
<b>SOLD VS. LIST PRICE</b>			
97201	98.4%	103.2%	4.9%
97205	99.3%	105.2%	5.9%
97219	102.5%	104.2%	1.7%
97221	105.9%	108.6%	2.6%
97225	102.7%	107.4%	4.6%
97239	103.4%	105.9%	2.3%
<b>MONTHS OF INVENTORY</b>			
97201	2.7	3.5	29.6%
97205	3.3	4.5	36.4%
97219	0.9	0.8	-11.1%
97221	1.0	0.6	-40.0%
97225	1.1	0.6	-45.5%
97239	1.5	1.9	26.7%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	102	100	-2.0%
97205	26	38	46.2%
97219	260	246	-5.4%
97221	79	75	-5.1%
97225	138	102	-26.1%
97239	128	129	0.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	769.9	655.0	-14.9%
97205	711.1	593.0	-16.6%
97219	670.9	752.5	12.2%
97221	923.8	1,030.9	11.6%
97225	666.6	828.7	24.3%
97239	642.4	708.1	10.2%



## By the Numbers – Far West April 2022

FAR WEST	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97006	23	31	34.8%
97007	38	66	73.7%
97123	50	59	18.0%
97124	28	30	7.1%
97132	57	42	-26.3%
97140	33	29	-12.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97006	385.9	579.0	50.0%
97007	784.4	763.0	-2.7%
97123	635.9	918.4	44.4%
97124	610.6	1,010.7	65.5%
97132	1,066.9	1,114.3	4.4%
97140	1,058.2	881.7	-16.7%
<b>AVERAGE DAYS ON MKT</b>			
97006	15	10	-33.3%
97007	7	6	-14.3%
97123	15	10	-33.3%
97124	17	11	-35.3%
97132	23	14	-39.1%
97140	10	21	110.0%
<b>SOLD VS. LIST PRICE</b>	<b>15</b>	<b>10</b>	<b>-33.30%</b>
97006	104.6%	106.6%	1.9%
97007	104.3%	106.8%	2.3%
97123	102.4%	105.0%	2.5%
97124	102.6%	105.1%	2.4%
97132	102.4%	102.4%	0.0%
97140	103.7%	102.5%	-1.1%
<b>MONTHS OF INVENTORY</b>			
97006	0.3	0.5	66.7%
97007	0.4	0.8	100.0%
97123	0.5	0.7	40.0%
97124	0.5	0.6	20.0%
97132	1.0	0.9	-10.0%
97140	1.0	0.7	-30.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97006</b>	215	180	-16.30%
<b>97007</b>	285	270	-5.30%
<b>97123</b>	317	302	-4.70%
<b>97124</b>	198	172	-13.10%
<b>97132</b>	159	177	11.30%
<b>97140</b>	130	129	-0.80%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97006</b>	413.5	475.4	15.00%
<b>97007</b>	540.3	604.6	11.90%
<b>97123</b>	508.7	569.7	12.00%
<b>97124</b>	474.0	549.8	16.00%
<b>97132</b>	531.9	573.8	7.90%
<b>97140</b>	588.4	709.6	20.60%



## By the Numbers – Greater Portland April 2022

GREATER PORTLAND	April 2021	April 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	95	87	-8.4%
North	133	147	10.5%
Northeast	245	287	17.1%
Southeast	331	415	25.4%
West/Raleigh Hills	705	507	-28.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co./Sauvie Island	755.7	928.3	22.8%
North	657.5	834.9	27.0%
Northeast	617.2	663.6	7.5%
Southeast	621.1	632.9	1.9%
West/Raleigh Hills	758.2	874.0	15.3%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	31	18	-41.9%
North	20	12	-40.0%
Northeast	22	18	-18.2%
Southeast	16	16	0
West/Raleigh Hills	31	22	-29.0%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	102.9%	106.3%	3.3%
North	104.8%	107.7%	2.8%
Northeast	105.0%	107.5%	2.4%
Southeast	104.9%	105.9%	0.9%
West/Raleigh Hills	101.8%	105.0%	3.2%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	0.7	0.8	14.3%
North	1.0	0.9	-10.0%
Northeast	0.8	0.9	12.5%
Southeast	0.8	1.1	37.5%
West/Raleigh Hills	2.0	1.8	-10.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
NW Washington Co./Sauvie Island	451	355	-21.3%
North	481	493	2.5%
Northeast	994	1,002	0.8%
Southeast	1,352	1,279	-5.4%
West/Raleigh Hills	1,088	1,042	-4.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
NW Washington Co./Sauvie Island	630.5	766.9	21.6%
North	512.7	540.6	5.4%
Northeast	556.2	591.3	6.3%
Southeast	505.7	548.5	8.5%
West/Raleigh Hills	705.7	746.5	5.8%