

# 5.22

# 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 JUNE 2022



# Neighborhood Snapshot

## May 2022

NEIGHBORHOOD SNAPSHOT	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	161	192	19.3%
NW Washington Co or Sauvie Island	96	109	13.5%
Portland North	158	167	5.7%
Portland Northeast	291	329	13.1%
Portland Southeast	419	445	6.2%
Portland West/Raleigh Hills	763	593	-22.3%
Beaverton/Aloha	114	168	47.4%
Hillsboro/Forest Grove	144	214	48.6%
Tigard/Tualatin/Sherwood/Wilsonville	159	176	10.7%
Lake Oswego/West Linn	157	153	-2.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	248	316	27.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	703.9	636.0	-9.6%
NW Washington Co or Sauvie Island	841.0	957.0	13.8%
Portland North	670.8	808.7	20.6%
Portland Northeast	611.5	652.7	6.7%
Portland Southeast	639.9	627.9	-1.9%
Portland West/Raleigh Hills	813.0	915.2	12.6%
Beaverton/Aloha	636.3	676.9	6.4%
Hillsboro/Forest Grove	891.4	781.2	-12.4%
Tigard/Tualatin/Sherwood/Wilsonville	874.3	958.1	9.6%
Lake Oswego/West Linn	1,459.2	2,126.1	45.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	857.3	816.7	-4.7%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	19	17	-10.5%
NW Washington Co or Sauvie Island	22	10	-54.5%
Portland North	12	17	41.7%
Portland Northeast	12	18	50.0%
Portland Southeast	15	13	-13.3%
Portland West/Raleigh Hills	31	23	-25.8%
Beaverton/Aloha	9	10	11.1%
Hillsboro/Forest Grove	15	13	-13.3%
Tigard/Tualatin/Sherwood/Wilsonville	12	11	-8.3%
Lake Oswego/West Linn	19	13	-31.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	15	19	26.7%

<b>SOLD VS. LIST PRICE</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	102.9%	102.5%	-0.4%
<b>NW Washington Co or Sauvie Island</b>	103.9%	107.1%	3.1%
<b>Portland North</b>	106.1%	105.0%	-1.1%
<b>Portland Northeast</b>	105.9%	106.9%	0.9%
<b>Portland Southeast</b>	105.1%	106.2%	1.0%
<b>Portland West/Raleigh Hills</b>	102.5%	104.7%	2.2%
<b>Beaverton/Aloha</b>	106.4%	106.8%	0.3%
<b>Hillsboro/Forest Grove</b>	103.2%	103.9%	0.7%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	101.0%	105.8%	4.7%
<b>Lake Oswego/West Linn</b>	102.6%	104.4%	1.7%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	105.0%	103.0%	-1.9%
<b>MONTHS OF INVENTORY</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	0.9	0.9	0
<b>NW Washington Co or Sauvie Island</b>	0.6	0.8	33.30%
<b>Portland North</b>	0.8	1.1	37.50%
<b>Portland Northeast</b>	0.9	1.0	11.10%
<b>Portland Southeast</b>	1.0	1.2	20.00%
<b>Portland West/Raleigh Hills</b>	1.9	1.9	0
<b>Beaverton/Aloha</b>	0.5	0.7	40.00%
<b>Hillsboro/Forest Grove</b>	0.5	1.0	100.00%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	0.6	0.8	33.30%
<b>Lake Oswego/West Linn</b>	0.8	1.0	25.00%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	0.8	1.1	37.50%



# By the Numbers - Clackamas County

## May 2022

CLACKAMAS COUNTY	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	18	24	33.3%
97034	52	48	-7.7%
97035	49	45	-8.2%
97045	79	80	1.3%
97068	60	66	10.0%
97086	80	99	23.8%
97219	92	75	-18.5%
97222	32	37	15.6%
97267	26	33	26.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	794.4	801.3	0.9%
97034	1,933.5	2,540.1	31.4%
97035	1,016.7	1,170.0	15.1%
97045	819.7	1,404.3	71.3%
97068	1,322.2	2,312.0	74.9%
97086	1,060.7	920.9	-13.2%
97219	968.7	998.7	3.1%
97222	672.4	477.8	-28.9%
97267	520.4	583.7	12.2%
<b>AVERAGE DAYS ON MKT</b>			
97015	12	9	-25.0%
97034	28	12	-57.1%
97035	10	11	10.0%
97045	12	22	83.3%
97068	18	18	0
97086	23	19	-17.4%
97219	12	16	33.3%
97222	9	11	22.2%
97267	8	15	87.5%
<b>SOLD VS. LIST PRICE</b>			
97015	105.3%	104.5%	-0.8%
97034	101.9%	103.9%	2.0%
97035	103.1%	104.5%	1.3%
97045	103.4%	102.3%	-1.1%
97068	103.8%	105.0%	1.1%
97086	104.0%	104.5%	0.4%
97219	103.7%	106.2%	2.5%
97222	107.7%	107.5%	-0.2%
97267	107.0%	103.6%	-3.2%
<b>MONTHS OF INVENTORY</b>			
97015	0.6	1.1	83.3%
97034	0.8	1.2	50.0%
97035	0.7	0.8	14.3%
97045	1.0	1.0	0
97068	0.8	1.2	50.0%
97086	0.8	1.8	125.0%
97219	1.0	0.9	-10.0%
97222	0.6	0.8	33.3%
97267	0.5	0.7	40.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97015	114	111	-2.6%
97034	222	173	-22.1%
97035	223	186	-16.6%
97045	351	343	-2.3%
97068	258	220	-14.7%
97086	397	275	-30.7%
97219	356	328	-7.9%
97222	216	207	-4.2%
97267	215	177	-17.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97015	498.4	534.4	7.2%
97034	1,232.9	1,365.5	10.8%
97035	738.3	788.6	6.8%
97045	563.2	630.7	12.0%
97068	698.2	927.0	32.8%
97086	634.2	719.0	13.4%
97219	662.4	770.0	16.2%
97222	459.6	534.2	16.2%
97267	501.1	562.7	12.3%



## By the Numbers – Far West May 2022

FAR WEST	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97006	23	33	43.5%
97007	36	68	88.9%
97123	47	89	89.4%
97124	34	48	41.2%
97132	69	51	-26.1%
97140	34	49	44.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97006	539.5	579.4	7.4%
97007	798.2	794.4	-0.5%
97123	697.2	847.4	21.5%
97124	788.4	917.6	16.4%
97132	907.6	1,006.9	10.9%
97140	998.1	917.0	-8.1%
<b>AVERAGE DAYS ON MKT</b>			
97006	13	8	-38.5%
97007	7	8	14.3%
97123	15	8	-46.7%
97124	12	8	-33.3%
97132	9	12	33.3%
97140	9	8	-11.1%
<b>SOLD VS. LIST PRICE</b>			
97006	105.3%	107.4%	2.0%
97007	106.7%	106.7%	0.0%
97123	103.9%	104.8%	0.9%
97124	104.2%	105.3%	1.0%
97132	100.3%	103.6%	3.3%
97140	104.5%	107.9%	3.3%
<b>MONTHS OF INVENTORY</b>			
97006	0.3	0.6	100.0%
97007	0.4	0.7	75.0%
97123	0.5	1.1	120.0%
97124	0.5	1.0	100.0%
97132	1.4	1.1	-21.4%
97140	0.8	1.3	62.5%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97006</b>	283	235	-17.0%
<b>97007</b>	373	367	-1.6%
<b>97123</b>	416	390	-6.3%
<b>97124</b>	266	222	-16.5%
<b>97132</b>	210	225	7.1%
<b>97140</b>	174	167	-4.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97006</b>	422.2	480.8	13.9%
<b>97007</b>	543.3	640.7	17.9%
<b>97123</b>	508.6	588.2	15.7%
<b>97124</b>	488.4	563.2	15.3%
<b>97132</b>	539.5	578.1	7.2%
<b>97140</b>	580.2	717.6	23.7%



## By the Numbers – Greater Portland May 2022

GREATER PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	96	109	13.5%
North	158	167	5.7%
Northeast	291	329	13.1%
Southeast	419	445	6.2%
West/Raleigh Hills	763	593	-22.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co./Sauvie Island	841.0	957.0	13.8%
North	670.8	808.7	20.6%
Northeast	611.5	652.7	6.7%
Southeast	639.9	627.9	-1.9%
West/Raleigh Hills	813.0	915.2	12.6%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	22	10	-54.5%
North	12	17	41.7%
Northeast	12	18	50.0%
Southeast	15	13	-13.3%
West/Raleigh Hills	31	23	-25.8%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	103.9%	107.1%	3.1%
North	106.1%	105.0%	-1.1%
Northeast	105.9%	106.9%	0.9%
Southeast	105.1%	106.2%	1.0%
West/Raleigh Hills	102.5%	104.7%	2.2%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	0.6	0.8	33.3%
North	0.8	1.1	37.5%
Northeast	0.9	1.0	11.1%
Southeast	1.0	1.2	20.0%
West/Raleigh Hills	1.9	1.9	0

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
NW Washington Co./Sauvie Island	607	498	-18.0%
North	668	644	-3.6%
Northeast	1,315	1,348	2.5%
Southeast	1,771	1,677	-5.3%
West/Raleigh Hills	1,499	1,361	-9.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
NW Washington Co./Sauvie Island	636.2	787.8	23.8%
North	516.9	561.8	8.7%
Northeast	570.6	602.3	5.6%
Southeast	513.2	566.5	10.4%
West/Raleigh Hills	709.9	755.6	6.4%





By the Numbers – North Portland  
May 2022

NORTH PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	54	52	-3.7%
97217	95	103	8.4%
97227	7	9	28.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	657.5	670.3	1.9%
97217	678.7	878.3	29.4%
97227	675.1	851.5	26.1%
<b>AVERAGE DAYS ON MKT</b>			
97203	9	10	11.1%
97217	14	20	42.9%
97227	12	25	108.3%
<b>SOLD VS. LIST PRICE</b>			
97203	107.4%	106.4%	-1.0%
97217	105.7%	104.3%	-1.3%
97227	103.2%	103.1%	0.0%
<b>MONTHS OF INVENTORY</b>			
97203	0.7	0.9	28.6%
97217	1.0	1.3	30.0%
97227	0.7	1.1	57.1%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97203	271	265	-2.2%
97217	357	348	-2.5%
97227	38	31	-18.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97203	489.2	521.0	6.5%
97217	524.2	574.1	9.5%
97227	641.0	728.4	13.6%



## By the Numbers – Northeast Portland May 2022

NORTHEAST PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	55	59	7.3%
97212	42	43	2.4%
97213	43	47	9.3%
97232	28	28	0
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	686.6	607.0	-11.6%
97212	793.5	913.2	15.1%
97213	607.7	685.2	12.8%
97232	721.6	621.8	-13.8%
<b>AVERAGE DAYS ON MKT</b>			
97211	21	32	52.4%
97212	12	8	-33.3%
97213	10	8	-20.0%
97232	7	10	42.9%
<b>SOLD VS. LIST PRICE</b>			
97211	106.4%	107.5%	1.0%
97212	107.1%	110.0%	2.7%
97213	105.6%	109.1%	3.4%
97232	103.6%	104.9%	1.3%
<b>MONTHS OF INVENTORY</b>			
97211	1.0	0.7	-30.0%
97212	0.8	1.1	37.5%
97213	0.6	0.8	33.3%
97232	1.9	1.3	-31.6%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97211	288	284	-1.4%
97212	221	146	-33.9%
97213	239	255	6.7%
97232	65	67	3.1%
<b>AVERAGE SALES PRICE</b>			
97211	586.6	673.1	14.7%
97212	824.4	942.5	14.3%
97213	599.9	618.3	3.1%
97232	645.1	663.5	2.9%



## By the Numbers – Northwest Portland May 2022

NORTHWEST PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	214	149	-30.4%
97210	82	49	-40.2%
97229	94	94	0
97231	30	29	-3.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	650.4	805.9	23.9%
97210	790.8	923.5	16.8%
97229	1,116.60	988.1	-11.5%
97231	955.2	752.9	-21.2%
<b>AVERAGE DAYS ON MKT</b>			
97209	51	42	-17.6%
97210	22	15	-31.8%
97229	17	10	-41.2%
97231	145	27	-81.4%
<b>SOLD VS. LIST PRICE</b>			
97209	98.0%	98.3%	0.3%
97210	100.0%	101.7%	1.7%
97229	103.4%	108.0%	4.4%
97231	103.0%	98.6%	-4.3%
<b>MONTHS OF INVENTORY</b>			
97209	3.8	3.0	-21.1%
97210	2.4	2.2	-8.3%
97229	0.6	0.7	16.7%
97231	3.8	2.6	-31.6%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97209	181	241	33.1%
97210	135	98	-27.4%
97229	568	447	-21.3%
97231	36	34	-5.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	517.1	563.7	9.0%
97210	806.2	919.1	14.0%
97229	680.5	831.9	22.2%
97231	705.3	853.7	21.0%



## By the Numbers – Southeast Portland May 2022

SOUTHEAST PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	56	78	39.3%
97206	90	70	-22.2%
97214	46	43	-6.5%
97215	28	16	-42.9%
97216	23	35	52.2%
<b>AVERAGE LIST PRICE</b>			
97202	806.6	795.1	-1.4%
97206	594.7	571.9	-3.8%
97214	979.7	1,030.0	5.1%
97215	888.7	984.5	10.8%
97216	488.5	607.1	24.3%
<b>AVERAGE DAYS ON MKT</b>			
97202	10	11	10.0%
97206	15	14	-6.7%
97214	13	9	-30.8%
97215	14	24	71.4%
97216	27	9	-66.7%
<b>SOLD VS. LIST PRICE</b>			
97202	106.3%	107.1%	0.8%
97206	105.3%	106.3%	0.9%
97214	103.7%	108.0%	4.2%
97215	107.7%	108.7%	0.9%
97216	103.2%	106.0%	2.7%
<b>MONTHS OF INVENTORY</b>			
97202	0.7	0.9	28.6%
97206	0.8	0.8	0
97214	1.4	1.7	21.4%
97215	1.0	0.5	-50.0%
97216	1.4	1.4	0

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	313	276	-11.8%
97206	450	407	-9.6%
97214	147	137	-6.8%
97215	122	104	-14.8%
97216	94	113	20.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	678.6	762.0	12.3%
97206	491.2	540.0	9.9%
97214	671.4	780.5	16.2%
97215	674.9	769.9	14.1%
97216	424.5	442.8	4.3%



## By the Numbers – Southwest Portland May 2022

SOUTHWEST PORTLAND	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	125	105	-16.0%
97205	33	28	-15.2%
97219	92	75	-18.5%
97221	32	26	-18.8%
97225	38	37	-2.6%
97239	80	74	-7.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	810.6	983.1	21.3%
97205	616.3	780	26.6%
97219	968.7	998.7	3.1%
97221	1,025.8	1,360.8	32.7%
97225	806.4	888.3	10.2%
97239	760.1	786.5	3.5%
<b>AVERAGE DAYS ON MKT</b>			
97201	87	26	-70.1%
97205	44	34	-22.7%
97219	12	16	33.3%
97221	15	13	-13.3%
97225	12	20	66.7%
97239	36	24	-33.3%
<b>SOLD VS. LIST PRICE</b>			
97201	100.5%	100.5%	0.0%
97205	99.7%	95.7%	-4.0%
97219	103.7%	106.2%	2.5%
97221	102.6%	104.9%	2.2%
97225	107.8%	106.7%	-1.1%
97239	102.0%	108.8%	6.7%
<b>MONTHS OF INVENTORY</b>			
97201	3.0	4.2	40.0%
97205	3.3	4.0	21.2%
97219	1.0	0.9	-10.0%
97221	1.3	1.5	15.4%
97225	0.7	0.9	28.6%
97239	1.7	1.9	11.8%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	143	126	-11.9%
97205	36	45	25.0%
97219	356	328	-7.9%
97221	104	92	-11.5%
97225	192	144	-25.0%
97239	176	168	-4.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	825.6	667.1	-19.2%
97205	693.8	578.6	-16.6%
97219	662.4	770.0	16.2%
97221	925.5	1,025.3	10.8%
97225	677.8	826.6	22.0%
97239	657.4	740.2	12.6%



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

GREATER PORTLAND BY AREA	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	3	4	33.3%
North	29	27	-6.9%
Northeast	25	39	56.0%
Southeast	27	47	74.1%
West/Raleigh Hills	386	284	-26.4%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	291.6	328.5	12.7%
North	390.6	430.1	10.1%
Northeast	432.5	405.6	-6.2%
Southeast	386.5	455.8	17.9%
West/Raleigh Hills	614.6	683.4	11.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	31	4	-87.1%
North	31	32	3.2%
Northeast	29	25	-13.8%
Southeast	14	19	35.7%
West/Raleigh Hills	53	28	-47.2%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	103.3%	107.7%	4.3%
North	100.6%	101.7%	1.2%
Northeast	101.4%	100.8%	-0.6%
Southeast	102.6%	102.2%	-0.4%
West/Raleigh Hills	98.5%	100.2%	1.8%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	0.3	0.5	66.7%
North	1.4	1.5	7.1%
Northeast	0.8	1.1	37.5%
Southeast	0.6	1.6	166.7%
West/Raleigh Hills	2.5	2.3	-8.0%



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

GREATER PORTLAND BY ZIP	May 2021	May 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	69	60	-13.0%
97205	23	20	-13.0%
97209	207	144	-30.4%
97210	35	24	-31.4%
97214	3	3	0
97229	11	17	54.5%
97232	32	28	-12.5%
97239	69	60	-13.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	558.1	512.2	-8.2%
97205	441.2	553.4	25.4%
97209	644.3	778.9	20.9%
97210	589.0	520.5	-11.6%
97214	432.3	371.3	-14.1%
97229	415.0	400.2	-3.6%
97232	841.0	800.2	-4.9%
97239	558.1	512.2	-8.2%
<b>AVERAGE DAYS ON MKT</b>			
97201	133	30	-77.4%
97205	32	39	21.9%
97209	51	39	-23.5%
97210	21	19	-9.5%
97214	10	6	-40.0%
97229	11	15	36.4%
97232	68	16	-76.5%
97239	133	30	-77.4%
<b>SOLD VS. LIST PRICE</b>			
97201	96.9%	98.8%	2.0%
97205	98.2%	97.7%	-0.5%
97209	98.0%	99.2%	1.2%
97210	99.0%	101.8%	2.9%
97214	103.6%	110.4%	6.5%
97229	104.3%	99.9%	-4.3%
97232	97.8%	100.4%	2.6%
97239	96.9%	98.8%	2.0%
<b>MONTHS OF INVENTORY</b>			
97201	3.3	3.0	-9.1%
97205	3.3	3.3	0
97209	3.7	2.9	-21.6%
97210	1.9	3.0	57.9%
97229	1.5	1.5	0
97214	2.8	2.4	-14.3%
97232	1.5	1.6	6.7%
97239	3.3	3.0	-9.1%