

6.22 *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

June 2022

NEIGHBORHOOD SNAPSHOT	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	199	264	32.7%
NW Washington Co or Sauvie Island	117	173	47.9%
Portland North	176	242	37.5%
Portland Northeast	327	438	33.9%
Portland Southeast	412	600	45.6%
Portland West/Raleigh Hills	747	752	0.7%
Beaverton/Aloha	117	277	136.8%
Hillsboro/Forest Grove	179	298	66.5%
Tigard/Tualatin/Sherwood/Wilsonville	170	260	52.9%
Lake Oswego/West Linn	161	180	11.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	273	380	39.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	735.1	621.2	-15.5%
NW Washington Co or Sauvie Island	897.1	861.2	-4.0%
Portland North	610.8	744.0	21.8%
Portland Northeast	626.6	666.1	6.3%
Portland Southeast	618.5	623.6	0.8%
Portland West/Raleigh Hills	850.2	900.3	5.9%
Beaverton/Aloha	677.9	656.9	-3.1%
Hillsboro/Forest Grove	792.1	754.3	-4.8%
Tigard/Tualatin/Sherwood/Wilsonville	917.2	958	4.4%
Lake Oswego/West Linn	1,799.3	1,929.6	7.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	838.4	849.8	1.4%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	12	20	66.7%
NW Washington Co or Sauvie Island	12	9	-25.0%
Portland North	16	12	-25.0%
Portland Northeast	15	14	-6.7%
Portland Southeast	14	15	7.1%
Portland West/Raleigh Hills	27	16	-40.7%
Beaverton/Aloha	11	14	27.3%
Hillsboro/Forest Grove	18	11	-38.9%
Tigard/Tualatin/Sherwood/Wilsonville	12	10	-16.7%
Lake Oswego/West Linn	16	13	-18.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	18	19	5.6%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	103.6%	101.0%	-2.4%
NW Washington Co or Sauvie Island	103.0%	104.8%	1.7%
Portland North	105.6%	104.7%	-0.9%
Portland Northeast	105.7%	103.8%	-1.8%
Portland Southeast	105.0%	103.4%	-1.5%
Portland West/Raleigh Hills	101.8%	102.9%	1.0%
Beaverton/Aloha	105.7%	104.4%	-1.2%
Hillsboro/Forest Grove	103.6%	101.6%	-1.9%
Tigard/Tualatin/Sherwood/Wilsonville	104.2%	103.9%	-0.3%
Lake Oswego/West Linn	102.3%	102.7%	0.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	103.9%	102.3%	-1.6%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	0.9	1.4	55.6%
NW Washington Co or Sauvie Island	0.7	1.2	71.4%
Portland North	1.0	1.7	70.0%
Portland Northeast	0.9	1.5	66.7%
Portland Southeast	0.9	1.7	88.9%
Portland West/Raleigh Hills	1.8	2.5	38.9%
Beaverton/Aloha	0.4	1.2	200.0%
Hillsboro/Forest Grove	0.6	1.3	116.7%
Tigard/Tualatin/Sherwood/Wilsonville	0.6	1.0	66.7%
Lake Oswego/West Linn	0.7	1.4	100.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	0.9	1.4	55.6%



By the Numbers - Clackamas County

June 2022

CLACKAMAS COUNTY	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97015	32	28	-12.5%
97034	61	51	-16.4%
97035	45	65	44.4%
97045	85	144	69.0%
97068	62	76	22.6%
97086	73	124	69.9%
97219	113	97	-14.2%
97222	36	42	16.7%
97267	22	47	113.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	675.1	782.9	16.0%
97034	2,225.4	2,453.1	10.2%
97035	951.7	1,107.7	16.4%
97045	796.2	1,170.2	47.0%
97068	1,853.3	2,058.7	11.1%
97086	1,043.3	863.8	-17.2%
97219	836.6	908.1	8.5%
97222	568.8	498.9	-12.3%
97267	499.2	597.8	19.8%
AVERAGE DAYS ON MKT			
97015	16	10	-37.5%
97034	20	13	-35.0%
97035	12	11	-8.3%
97045	14	14	0
97068	17	14	-17.6%
97086	33	25	-24.2%
97219	11	7	-36.4%
97222	13	12	-7.7%
97267	11	13	18.2%
SOLD VS. LIST PRICE			
97015	104.2%	103.6%	-0.6%
97034	100.4%	101.2%	0.7%
97035	103.9%	102.6%	-1.2%
97045	105.0%	101.5%	-3.4%
97068	103.5%	104.1%	0.6%
97086	102.6%	102.2%	-0.4%
97219	104.0%	104.9%	0.8%
97222	106.4%	104.2%	-2.0%
97267	103.9%	103.5%	-0.4%
MONTHS OF INVENTORY			
97015	1.0	1.0	0
97034	0.8	1.9	137.5%
97035	0.6	1.2	100.0%
97045	0.8	1.6	100.0%
97068	0.7	1.4	100.0%
97086	1.1	1.7	54.5%
97219	1.1	1.4	27.3%
97222	0.6	0.9	50.0%
97267	0.4	0.9	125.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	147	140	-4.8%
97034	302	202	-33.1%
97035	293	239	-18.4%
97045	454	434	-4.4%
97068	351	275	-21.7%
97086	462	351	-24.0%
97219	455	400	-12.1%
97222	273	255	-6.6%
97267	271	233	-14.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	505.6	547.6	8.3%
97034	1,269.4	1,419.9	11.9%
97035	755.8	791.9	4.8%
97045	573.6	633.4	10.4%
97068	735.8	916.9	24.6%
97086	646.1	732.5	13.4%
97219	660.7	763.3	15.5%
97222	465.6	529.6	13.7%
97267	508.7	564.4	10.9%



By the Numbers – North Portland June 2022

NORTH PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97203	67	79	17.9%
97217	103	148	43.7%
97227	9	14	55.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	616.6	616.0	-0.1%
97217	613.1	818.3	33.5%
97227	653.3	855.1	30.9%
AVERAGE DAYS ON MKT			
97203	10	13	30.0%
97217	17	13	-23.5%
97227	40	4	-90.0%
SOLD VS. LIST PRICE			
97203	106.1%	104.0%	-1.9%
97217	106.0%	104.9%	-1.0%
97227	99.8%	109.6%	9.8%
MONTHS OF INVENTORY			
97203	0.9	1.1	22.2%
97217	1.1	2.3	109.1%
97227	1	3.5	250.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	344	337	-2.0%
97217	451	419	-7.1%
97227	47	36	-23.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	494.5	518.1	4.8%
97217	523.8	573.2	9.4%
97227	664.3	723.8	9.0%



By the Numbers – Northeast Portland June 2022

NORTHEAST PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97211	63	93	47.6%
97212	49	41	-16.3%
97213	45	67	48.9%
97232	28	46	64.3%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	637.5	654.8	2.7%
97212	838.7	920.8	9.8%
97213	621.8	695.9	11.9%
97232	613.4	657.7	7.2%
AVERAGE DAYS ON MKT			
97211	17	11	-35.3%
97212	15	13	-13.3%
97213	10	9	-10.0%
97232	14	8	-42.9%
SOLD VS. LIST PRICE			
97211	105.0%	103.9%	-1.0%
97212	103.8%	104.3%	0.4%
97213	106.4%	105.5%	-0.9%
97232	104.6%	103.8%	-0.8%
MONTHS OF INVENTORY			
97211	0.8	1.4	75.0%
97212	0.9	0.7	-22.2%
97213	0.6	1.5	150.0%
97232	1.6	2.7	68.8%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	366	351	-4.1%
97212	274	201	-26.6%
97213	310	301	-2.9%
97232	83	84	1.2%
AVERAGE SALES PRICE			
97211	591.5	668.8	13.1%
97212	835.2	935.6	12.0%
97213	598.2	618.6	3.4%
97232	630.3	664.6	5.4%



By the Numbers – Northwest Portland June 2022

NORTHWEST PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97209	209	171	-18.2%
97210	84	51	-39.3%
97229	104	145	39.4%
97231	36	40	11.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	669.7	741.3	10.7%
97210	865.0	985.3	13.9%
97229	1,108.1	981.5	-11.4%
97231	821.7	849.8	3.4%
AVERAGE DAYS ON MKT			
97209	61	33	-45.9%
97210	33	8	-75.8%
97229	10	9	-10.0%
97231	40	52	30.0%
SOLD VS. LIST PRICE			
97209	96.6%	97.3%	0.7%
97210	101.2%	101.6%	0.4%
97229	103.5%	104.9%	1.4%
97231	96.9%	98.1%	1.3%
MONTHS OF INVENTORY			
97209	4.0	6.1	52.5%
97210	3.4	1.8	-47.1%
97229	0.7	1.2	71.4%
97231	2.8	4.0	42.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	233	269	15.5%
97210	160	125	-21.9%
97229	728	571	-21.6%
97231	49	44	-10.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	550.8	557.2	1.2%
97210	796.6	948.0	19.0%
97229	692.8	833.9	20.4%
97231	734.0	891.1	21.4%



By the Numbers – Southeast Portland June 2022

SOUTHEAST PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97202	44	89	102.3%
97206	86	126	46.5%
97214	36	56	55.6%
97215	21	32	52.4%
97216	39	37	-5.1%
AVERAGE LIST PRICE			
97202	784.5	818.0	4.3%
97206	590.5	595.1	0.8%
97214	1,021.1	932.5	-8.7%
97215	809.5	819.8	1.3%
97216	511.6	523.1	2.2%
AVERAGE DAYS ON MKT			
97202	9	16	77.8%
97206	11	11	0
97214	12	18	50.0%
97215	9	7	-22.2%
97216	9	11	22.2%
SOLD VS. LIST PRICE			
97202	105.2%	103.8%	-1.3%
97206	107.1%	104.0%	-2.9%
97214	105.0%	104.7%	-0.3%
97215	104.2%	107.2%	2.9%
97216	103.5%	102.1%	-1.4%
MONTHS OF INVENTORY			
97202	0.6	1.6	166.7%
97206	0.7	1.3	85.7%
97214	0.9	1.6	77.8%
97215	0.5	1.1	120.0%
97216	1.6	1.5	-6.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	390	333	-14.6%
97206	565	505	-10.6%
97214	189	172	-9.0%
97215	164	134	-18.3%
97216	119	137	15.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	681.2	747.3	9.7%
97206	494.8	534.5	8.0%
97214	683.5	761.3	11.4%
97215	721.6	760.7	5.4%
97216	420.2	449.3	6.9%



By the Numbers – Southwest Portland June 2022

SOUTHWEST PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97201	103	124	20.4%
97205	28	33	17.9%
97219	113	97	-14.2%
97221	31	51	64.5%
97225	37	51	37.8%
97239	75	95	26.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	974.9	882.9	-9.4%
97205	572.6	751.7	31.3%
97219	836.6	908.1	8.5%
97221	1,113.3	1,224.7	10.0%
97225	935.3	1,042.5	11.5%
97239	855.3	820.9	-4.0%
AVERAGE DAYS ON MKT			
97201	59	35	-40.7%
97205	64	47	-26.6%
97219	11	7	-36.4%
97221	18	5	-72.2%
97225	12	10	-16.7%
97239	23	18	-21.7%
SOLD VS. LIST PRICE			
97201	100.3%	99.6%	-0.7%
97205	101.0%	104.3%	3.3%
97219	104.0%	104.9%	0.8%
97221	103.4%	105.3%	1.8%
97225	103.6%	104.4%	0.8%
97239	102.2%	103.1%	0.9%
MONTHS OF INVENTORY			
97201	2.7	5.9	118.5%
97205	3.1	4.1	32.3%
97219	1.1	1.4	27.3%
97221	1.0	2.8	180.0%
97225	0.6	1.2	100.0%
97239	1.5	2.6	73.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	181	147	-18.80%
97205	45	53	17.80%
97219	455	400	-12.10%
97221	134	111	-17.20%
97225	253	187	-26.10%
97239	225	205	-8.90%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	787.0	669.5	-14.90%
97205	670.2	565.2	-15.70%
97219	660.7	763.3	15.50%
97221	937.0	996.7	6.40%
97225	679.8	816.2	20.10%
97239	639.5	747.4	16.90%



By the Numbers – Far West June 2022

FAR WEST	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97006	23	53	130.4%
97007	43	120	179.1%
97123	58	123	112.1%
97124	44	74	68.2%
97132	61	82	34.4%
97140	31	61	96.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	482.3	533.2	10.6%
97007	787.4	725.1	-7.9%
97123	690.8	860.6	24.6%
97124	781.7	787.2	0.7%
97132	938.6	887.5	-5.4%
97140	1,356.4	1,169.8	-13.8%
AVERAGE DAYS ON MKT			
97006	10	10	0
97007	9	24	166.7%
97123	14	13	-7.1%
97124	21	8	-61.9%
97132	29	11	-62.1%
97140	15	8	-46.7%
SOLD VS. LIST PRICE			
97006	105.9%	104.8%	-1.1%
97007	105.2%	103.8%	-1.4%
97123	103.0%	101.9%	-1.1%
97124	104.2%	101.1%	-3.0%
97132	99.6%	101.3%	1.7%
97140	102.0%	104.7%	2.7%
MONTHS OF INVENTORY			
97006	0.3	0.8	166.7%
97007	0.3	1.6	433.3%
97123	0.5	1.6	220.0%
97124	0.5	1.1	120.0%
97132	0.8	1.3	62.5%
97140	0.5	1.4	180.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	362	299	-17.4%
97007	498	448	-10.0%
97123	523	471	-9.9%
97124	350	288	-17.7%
97132	283	288	1.8%
97140	234	210	-10.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	435.2	491.7	13.0%
97007	550.7	639.6	16.1%
97123	513.4	595.5	16.0%
97124	494.5	565.0	14.3%
97132	551.9	584.1	5.8%
97140	626.0	722.0	15.3%



By the Numbers – Greater Portland June 2022

GREATER PORTLAND	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	117	173	47.9%
North	176	242	37.5%
Northeast	327	438	33.9%
Southeast	412	600	45.6%
West/Raleigh Hills	747	752	0.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	897.1	861.2	-4.0%
North	610.8	744.0	21.8%
Northeast	626.6	666.1	6.3%
Southeast	618.5	623.6	0.8%
West/Raleigh Hills	850.2	900.3	5.9%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	12	9	-25.0%
North	16	12	-25.0%
Northeast	15	14	-6.7%
Southeast	14	15	7.1%
West/Raleigh Hills	27	16	-40.7%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	103.0%	104.8%	1.7%
North	105.6%	104.7%	-0.9%
Northeast	105.7%	103.8%	-1.8%
Southeast	105.0%	103.4%	-1.5%
West/Raleigh Hills	101.8%	102.9%	1.0%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.7	1.2	71.4%
North	1.0	1.7	70.0%
Northeast	0.9	1.5	66.7%
Southeast	0.9	1.7	88.9%
West/Raleigh Hills	1.8	2.5	38.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	784	647	-17.5%
North	848	792	-6.6%
Northeast	1,663	1,654	-0.5%
Southeast	2,245	2,050	-8.7%
West/Raleigh Hills	1,910	1,658	-13.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	644.4	788.9	22.4%
North	519.3	558.4	7.5%
Northeast	574.4	607.8	5.8%
Southeast	520.0	563.9	8.4%
West/Raleigh Hills	707.5	760.8	7.5%



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

GREATER PORTLAND BY AREA	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	3	10	233.3%
North	32	32	0
Northeast	37	44	18.9%
Southeast	32	59	84.4%
West/Raleigh Hills	373	333	-10.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	370.0	321.9	-13.0%
North	367.5	414.0	12.7%
Northeast	404.1	379.0	-6.2%
Southeast	364.1	442.5	21.5%
West/Raleigh Hills	667.1	650.5	-2.5%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	6	16	166.7%
North	31	12	-61.3%
Northeast	23	13	-43.5%
Southeast	22	26	18.2%
West/Raleigh Hills	48	28	-41.7%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	103.2%	103.2%	0.0%
North	101.6%	101.0%	-0.6%
Northeast	102.1%	101.2%	-0.9%
Southeast	100.7%	101.1%	0.4%
West/Raleigh Hills	98.2%	98.8%	0.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.3	1.0	233.3%
North	1.9	1.5	-21.1%
Northeast	1.2	1.5	25.0%
Southeast	0.8	2.6	225.0%
West/Raleigh Hills	2.6	3.7	42.3%



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

GREATER PORTLAND BY ZIP	June 2021	June 2022	% CHANGE
AVAILABLE INVENTORY			
97201	50	75	50.0%
97205	22	22	0
97209	205	167	-18.5%
97210	39	22	-43.6%
97214	4	9	125.0%
97229	16	23	43.8%
97232	29	33	13.8%
97239	50	75	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	671.6	512.6	-23.7%
97205	469.7	482.7	2.8%
97209	666.1	725.1	8.9%
97210	642.1	509.8	-20.6%
97214	318.2	375.8	18.1%
97229	410.0	366.2	-10.7%
97232	1,125.3	851.5	-24.3%
97239	671.6	512.6	-23.7%
AVERAGE DAYS ON MKT			
97201	71	42	-40.8%
97205	90	62	-31.1%
97209	64	33	-48.4%
97210	24	9	-62.5%
97214	13	6	-53.8%
97229	19	10	-47.4%
97232	40	27	-32.5%
97239	71	42	-40.8%
SOLD VS. LIST PRICE			
97201	98.3%	99.3%	1.1%
97205	97.4%	98.1%	0.6%
97209	96.4%	97.3%	0.9%
97210	98.8%	98.7%	-0.2%
97214	100.3%	102.3%	2.0%
97229	99.9%	101.0%	1.1%
97232	101.0%	99.6%	-1.3%
97239	98.3%	99.3%	1.1%
MONTHS OF INVENTORY			
97201	1.9	5.0	163.2%
97205	3.7	3.7	0
97209	4.2	6.0	42.9%
97210	3.5	2.0	-42.9%
97229	0.7	1.8	157.1%
97214	1.8	3.8	111.1%
97232	1.5	2.2	46.7%
97239	1.9	5.0	163.2%