

# 7.22 *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

## July 2022

NEIGHBORHOOD SNAPSHOT	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	237	333	40.5%
NW Washington Co or Sauvie Island	158	208	31.6%
Portland North	200	294	47.0%
Portland Northeast	335	494	47.5%
Portland Southeast	520	750	44.2%
Portland West/Raleigh Hills	757	833	10.0%
Beaverton/Aloha	194	340	75.3%
Hillsboro/Forest Grove	208	366	76.0%
Tigard/Tualatin/Sherwood/Wilsonville	193	344	78.2%
Lake Oswego/West Linn	184	228	23.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	319	463	45.1%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	646.6	612.0	-5.4%
NW Washington Co or Sauvie Island	873.3	891.4	2.1%
Portland North	577.2	694.3	20.3%
Portland Northeast	616.8	657.4	6.6%
Portland Southeast	608.5	616.8	1.4%
Portland West/Raleigh Hills	852.6	917.9	7.7%
Beaverton/Aloha	593.3	633.4	6.8%
Hillsboro/Forest Grove	749.8	757.1	1.0%
Tigard/Tualatin/Sherwood/Wilsonville	885.4	894.6	1.0%
Lake Oswego/West Linn	1,796.7	1,779.0	-1.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	796.4	793.8	-0.3%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	13	19	46.2%
NW Washington Co or Sauvie Island	14	16	14.3%
Portland North	21	19	-9.5%
Portland Northeast	14	15	7.1%
Portland Southeast	14	16	14.3%
Portland West/Raleigh Hills	32	24	-25.0%
Beaverton/Aloha	13	14	7.7%
Hillsboro/Forest Grove	10	21	110.0%
Tigard/Tualatin/Sherwood/Wilsonville	10	13	30.0%
Lake Oswego/West Linn	15	13	-13.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	15	25	66.7%

<b>SOLD VS. LIST PRICE</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	103.0%	100.1%	-2.9%
<b>NW Washington Co or Sauvie Island</b>	103.6%	102.0%	-1.6%
<b>Portland North</b>	103.4%	100.8%	-2.6%
<b>Portland Northeast</b>	103.2%	101.5%	-1.6%
<b>Portland Southeast</b>	103.8%	101.9%	-1.8%
<b>Portland West/Raleigh Hills</b>	101.6%	99.6%	-2.0%
<b>Beaverton/Aloha</b>	104.9%	101.5%	-3.2%
<b>Hillsboro/Forest Grove</b>	103.7%	100.5%	-3.1%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	104.4%	101.3%	-3.0%
<b>Lake Oswego/West Linn</b>	101.8%	100.5%	-1.3%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	103.6%	101.4%	-2.1%
<b>MONTHS OF INVENTORY</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	1.0	1.7	70.0%
<b>NW Washington Co or Sauvie Island</b>	1.0	1.9	90.0%
<b>Portland North</b>	1.1	3.2	190.9%
<b>Portland Northeast</b>	1.0	2.1	110.0%
<b>Portland Southeast</b>	1.1	2.5	127.3%
<b>Portland West/Raleigh Hills</b>	2.0	3.2	60.0%
<b>Beaverton/Aloha</b>	0.7	1.7	142.9%
<b>Hillsboro/Forest Grove</b>	0.8	2.2	175.0%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	0.6	1.6	166.7%
<b>Lake Oswego/West Linn</b>	0.9	1.9	111.1%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	1.0	2.1	110.0%



# By the Numbers - Clackamas County

## July 2022

CLACKAMAS COUNTY	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	33	43	30.3%
97034	65	66	1.5%
97035	47	80	70.2%
97045	123	162	31.7%
97068	80	95	18.8%
97086	86	131	52.3%
97219	129	111	-14.0%
97222	32	67	109.4%
97267	51	52	2.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	624.4	665.7	6.6%
97034	2,098.0	2,350.6	12.0%
97035	1,099.7	1,030.6	-6.3%
97045	739.2	1,139.2	54.1%
97068	1,846.2	1,833.9	-0.7%
97086	969.6	883.2	-8.9%
97219	783.9	846.7	8.0%
97222	628.2	473.5	-24.6%
97267	539.2	570.3	5.8%
<b>AVERAGE DAYS ON MKT</b>			
97015	12	47	291.7%
97034	19	14	-26.3%
97035	13	15	15.4%
97045	17	17	0
97068	13	13	0
97086	13	24	84.6%
97219	17	10	-41.2%
97222	9	15	66.7%
97267	18	16	-11.1%
<b>SOLD VS. LIST PRICE</b>			
97015	103.8%	99.9%	-3.8%
97034	99.6%	100.6%	1.1%
97035	102.2%	100.2%	-2.0%
97045	103.4%	100.4%	-2.9%
97068	104.3%	100.6%	-3.5%
97086	102.3%	102.3%	0.0%
97219	103.0%	102.1%	-0.9%
97222	105.4%	102.4%	-2.8%
97267	104.6%	101.1%	-3.3%
<b>MONTHS OF INVENTORY</b>			
97015	0.9	1.8	100.0%
97034	1.1	1.9	72.7%
97035	0.7	2.1	200.0%
97045	1.1	2.2	100.0%
97068	1.0	1.8	80.0%
97086	1.0	2.2	120.0%
97219	1.2	1.5	25.0%
97222	0.6	1.6	166.7%
97267	1.0	1.4	40.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97015	183	164	-10.4%
97034	361	238	-34.1%
97035	360	279	-22.5%
97045	567	511	-9.9%
97068	429	328	-23.5%
97086	545	414	-24.0%
97219	561	475	-15.3%
97222	328	297	-9.5%
97267	324	272	-16.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97015	508	542.6	6.8%
97034	1,303.7	1,401.4	7.5%
97035	771.1	790.7	2.5%
97045	579.2	630.8	8.9%
97068	754.9	931.3	23.4%
97086	649.6	743.4	14.4%
97219	676.2	76.06	13.3%
97222	461.5	528.7	14.6%
97267	512.7	563.7	9.9%



## By the Numbers – Far West July 2022

FAR WEST	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97006	42	65	54.8%
97007	70	160	128.6%
97123	74	167	125.7%
97124	36	69	91.7%
97132	69	101	46.4%
97140	38	76	100.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97006	479.7	542.9	13.2%
97007	716.0	710.8	-0.7%
97123	601.1	800.7	33.2%
97124	788.8	752.7	-4.6%
97132	874.1	859	-1.7%
97140	1,234.2	1,075.7	-12.8%
<b>AVERAGE DAYS ON MKT</b>			
97006	12	11	-8.3%
97007	8	12	50.0%
97123	11	23	109.1%
97124	7	18	157.1%
97132	37	13	-64.9%
97140	14	13	-7.1%
<b>SOLD VS. LIST PRICE</b>			
97006	104.8%	102.1%	-2.5%
97007	105.9%	101.9%	-3.8%
97123	103.3%	99.7%	-3.5%
97124	105.6%	101.2%	-4.2%
97132	101.6%	98.8%	-2.8%
97140	103.1%	101.7%	-1.4%
<b>MONTHS OF INVENTORY</b>			
97006	0.6	1.0	66.7%
97007	0.8	2.4	200.0%
97123	0.7	2.5	257.1%
97124	0.5	2.0	300.0%
97132	1.2	2.2	83.3%
97140	0.6	1.7	183.3%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97006</b>	431	367	-14.8%
<b>97007</b>	590	517	-12.4%
<b>97123</b>	624	546	-12.5%
<b>97124</b>	424	323	-23.8%
<b>97132</b>	339	339	0
<b>97140</b>	293	258	-11.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97006</b>	440.6	495.7	12.5%
<b>97007</b>	554.6	639.4	15.3%
<b>97123</b>	520.0	605.4	16.4%
<b>97124</b>	508.5	576.7	13.4%
<b>97132</b>	553.0	597.7	8.1%
<b>97140</b>	641.0	708.5	10.5%



## By the Numbers – Greater Portland July 2022

GREATER PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	158	208	31.6%
North	200	294	47.0%
Northeast	335	494	47.5%
Southeast	520	750	44.2%
West/Raleigh Hills	757	833	10.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co./Sauvie Island	873.3	891.4	2.1%
North	577.2	694.3	20.3%
Northeast	616.8	657.4	6.6%
Southeast	608.5	616.8	1.4%
West/Raleigh Hills	852.6	917.9	7.7%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	14	16	14.3%
North	21	19	-9.5%
Northeast	14	15	7.1%
Southeast	14	16	14.3%
West/Raleigh Hills	32	24	-25.0%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	103.6%	102.0%	-1.6%
North	103.4%	100.8%	-2.6%
Northeast	103.2%	101.5%	-1.6%
Southeast	103.8%	101.9%	-1.8%
West/Raleigh Hills	101.6%	99.6%	-2.0%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	1.0	1.9	90.0%
North	1.1	3.2	190.9%
Northeast	1.0	2.1	110.0%
Southeast	1.1	2.5	127.3%
West/Raleigh Hills	2.0	3.2	60.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
NW Washington Co./Sauvie Island	935	761	-18.6%
North	1,031	887	-14.0%
Northeast	2,010	1,903	-5.3%
Southeast	2,737	2,372	-13.3%
West/Raleigh Hills	2,290	1,927	-15.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
NW Washington Co./Sauvie Island	651.4	789.1	21.1%
North	523.6	556.4	6.3%
Northeast	586.9	608.1	3.6%
Southeast	523.6	564.5	7.8%
West/Raleigh Hills	712.4	763.0	7.1%





## By the Numbers – North Portland July 2022

NORTH PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	67	107	59.7%
97217	125	167	33.6%
97227	8	16	100.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	603.1	584.6	-3.1%
97217	567.9	785.2	38.3%
97227	735.7	668.1	-9.2%
<b>AVERAGE DAYS ON MKT</b>			
97203	14	11	-21.4%
97217	25	25	0
97227	42	38	-9.5%
<b>SOLD VS. LIST PRICE</b>			
97203	105.1%	101.9%	-3.0%
97217	102.4%	100.7%	-1.7%
97227	101.7%	95.0%	-6.6%
<b>MONTHS OF INVENTORY</b>			
97203	0.8	3.0	275.0%
97217	1.4	3.1	121.4%
97227	0.8	5.3	562.5%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97203	426	375	-12.0%
97217	542	473	-12.7%
97227	57	39	-31.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97203	496.0	516.3	4.1%
97217	530.0	569.3	7.4%
97227	670.8	746.7	11.3%



## By the Numbers – Northeast Portland July 2022

NORTHEAST PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	82	99	20.7%
97212	54	55	1.9%
97213	43	78	81.4%
97232	20	42	110.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	643.5	643.4	0.0%
97212	826.4	1,000.8	21.1%
97213	587.0	648.6	10.5%
97232	471.9	686.9	45.6%
<b>AVERAGE DAYS ON MKT</b>			
97211	17	13	-23.5%
97212	12	11	-8.3%
97213	16	17	6.3%
97232	13	34	161.5%
<b>SOLD VS. LIST PRICE</b>			
97211	103.3%	101.9%	-1.3%
97212	102.6%	101.1%	-1.5%
97213	103.7%	102.4%	-1.3%
97232	106.9%	102.6%	-4.0%
<b>MONTHS OF INVENTORY</b>			
97211	1.1	2.2	100.0%
97212	1.2	1.1	-8.3%
97213	0.7	2.1	200.0%
97232	1.5	3.8	153.3%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97211	439	400	-8.9%
97212	320	250	-21.9%
97213	371	342	-7.8%
97232	96	97	1.0%
<b>AVERAGE SALES PRICE</b>			
97211	597.4	660.8	10.6%
97212	830.8	915.8	10.2%
97213	667.6	622.3	-6.8%
97232	629.9	676.6	7.4%



## By the Numbers – Northwest Portland July 2022

NORTHWEST PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	189	179	-5.3%
97210	83	65	-21.7%
97229	125	172	37.6%
97231	45	39	-13.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	662.6	742.8	12.1%
97210	883.6	922.2	4.4%
97229	1,071.2	998.2	-6.8%
97231	878.3	1,047.9	19.3%
<b>AVERAGE DAYS ON MKT</b>			
97209	61	56	-8.2%
97210	49	20	-59.2%
97229	13	19	46.2%
97231	13	53	307.7%
<b>SOLD VS. LIST PRICE</b>			
97209	94.6%	96.2%	1.7%
97210	100.4%	102.5%	2.1%
97229	103.1%	101.4%	-1.6%
97231	103.6%	87.2%	-15.8%
<b>MONTHS OF INVENTORY</b>			
97209	4.7	6.4	36.2%
97210	2.9	5.4	86.2%
97229	0.9	1.8	100.0%
97231	4.5	4.3	-4.4%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97209	273	297	8.80%
97210	189	137	-27.50%
97229	871	669	-23.20%
97231	59	53	-10.20%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	549.5	549.2	-0.10%
97210	804.5	915.9	13.80%
97229	696.0	836.1	20.10%
97231	763.1	994.8	30.40%



## By the Numbers – Southeast Portland July 2022

SOUTHEAST PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	71	129	81.7%
97206	82	172	109.8%
97214	47	62	31.9%
97215	37	33	-10.8%
97216	47	35	-25.5%
<b>AVERAGE LIST PRICE</b>			
97202	886.4	843.2	-4.9%
97206	538.3	556.3	3.3%
97214	920.4	940.2	2.2%
97215	722.4	808.8	12.0%
97216	503.1	431.5	-14.2%
<b>AVERAGE DAYS ON MKT</b>			
97202	12	16	33.3%
97206	15	11	-26.7%
97214	15	20	33.3%
97215	16	12	-25.0%
97216	11	9	-18.2%
<b>SOLD VS. LIST PRICE</b>			
97202	104.9%	101.6%	-3.2%
97206	104.9%	102.1%	-2.7%
97214	102.9%	103.0%	0.1%
97215	102.9%	102.5%	-0.5%
97216	102.6%	102.6%	0.0%
<b>MONTHS OF INVENTORY</b>			
97202	0.9	2.7	200.0%
97206	0.7	2.3	228.6%
97214	1.1	2.1	90.9%
97215	0.8	1.4	75.0%
97216	1.6	1.9	18.8%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	466	384	-17.6%
97206	686	583	-15.0%
97214	232	203	-12.5%
97215	208	158	-24.0%
97216	149	157	5.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	677.8	754.5	11.3%
97206	494.8	533.7	7.9%
97214	712.9	762.4	6.9%
97215	724.6	760.0	4.9%
97216	422.8	454.2	7.4%



## By the Numbers – Southwest Portland July 2022

SOUTHWEST PORTLAND	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	103	130	26.2%
97205	29	50	72.4%
97219	129	111	-14.0%
97221	32	49	53.1%
97225	38	63	65.8%
97239	74	104	40.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	1,111.6	891.2	-19.8%
97205	631.6	1,017.70	61.1%
97219	783.9	846.7	8.0%
97221	999.1	1,294.4	29.6%
97225	879.5	971.1	10.4%
97239	804.6	855.4	6.3%
<b>AVERAGE DAYS ON MKT</b>			
97201	50	51	2.0%
97205	50	32	-36.0%
97219	17	10	-41.2%
97221	17	11	-35.3%
97225	15	11	-26.7%
97239	44	30	-31.8%
<b>SOLD VS. LIST PRICE</b>			
97201	99.9%	96.5%	-3.4%
97205	97.8%	97.0%	-0.8%
97219	103.0%	102.1%	-0.9%
97221	103.7%	105.3%	1.6%
97225	103.5%	102.3%	-1.1%
97239	102.0%	100.2%	-1.8%
<b>MONTHS OF INVENTORY</b>			
97201	2.9	4.3	48.3%
97205	2.9	8.3	186.2%
97219	1.2	1.5	25.0%
97221	1.5	2.9	93.3%
97225	0.8	1.5	87.5%
97239	1.6	5.5	243.8%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	217	180	-17.1%
97205	55	59	7.3%
97219	561	475	-15.3%
97221	155	130	-16.1%
97225	299	229	-23.4%
97239	272	226	-16.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	759.7	700.4	-7.8%
97205	690.7	579.1	-16.2%
97219	676.2	766.0	13.3%
97221	927.2	985.3	6.3%
97225	686.0	809.6	18.0%
97239	659.2	739.9	12.2%



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

GREATER PORTLAND BY AREA	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	4	8	100.0%
North	31	42	35.5%
Northeast	38	38	0
Southeast	48	62	29.2%
West/Raleigh Hills	338	377	11.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	299.5	358.7	19.8%
North	360.7	408.8	13.3%
Northeast	383.3	373.7	-2.5%
Southeast	423.7	483.9	14.2%
West/Raleigh Hills	642.9	678.1	5.5%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	6	8	33.3%
North	56	33	-41.1%
Northeast	11	25	127.3%
Southeast	13	20	53.8%
West/Raleigh Hills	54	41	-24.1%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	104.4%	100.1%	-4.1%
North	99.8%	99.2%	-0.6%
Northeast	102.5%	100.6%	-1.8%
Southeast	101.1%	99.2%	-1.8%
West/Raleigh Hills	97.0%	97.8%	0.8%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	0.3	0.8	166.7%
North	1.1	5.3	381.8%
Northeast	1.4	1.9	35.7%
Southeast	1.4	3.3	135.7%
West/Raleigh Hills	2.9	4.6	58.6%



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

GREATER PORTLAND BY ZIP	July 2021	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	49	78	59.2%
97205	22	37	68.2%
97209	182	175	-3.8%
97210	35	32	-8.6%
97214	10	7	-30.0%
97229	8	9	12.5%
97232	14	17	21.4%
97239	27	39	44.4%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	631.1	487.3	-22.8%
97205	465.5	923.1	98.3%
97209	641.3	732.6	14.2%
97210	602.9	489.3	-18.8%
97214	383.6	352.6	-8.1%
97229	353.7	547.5	54.8%
97232	365.2	348.6	-4.5%
97239	1,115.7	828.7	-25.7%
<b>AVERAGE DAYS ON MKT</b>			
97201	60	60	0
97205	33	38	15.2%
97209	63	58	-7.9%
97210	44	26	-40.9%
97214	4	11	175.0%
97229	9	7	-22.2%
97232	8	46	475.0%
97239	79	13	-83.5%
<b>SOLD VS. LIST PRICE</b>			
97201	99.3%	97.3%	-2.0%
97205	97.4%	94.6%	-2.8%
97209	94.4%	97.1%	2.9%
97210	98.0%	99.7%	1.7%
97214	100.5%	98.9%	-1.6%
97229	102.7%	100.4%	-2.3%
97232	102.2%	99.9%	-2.3%
97239	97.7%	98.6%	1.0%
<b>MONTHS OF INVENTORY</b>			
97201	2.0	3.9	95.0%
97205	4.4	7.4	68.2%
97209	4.7	6.5	38.3%
97210	3.2	4.6	43.8%
97229	5.0	2.3	-54.0%
97214	0.4	0.7	75.0%
97232	3.5	2.8	-20.0%
97239	1.6	5.6	250.0%