

# 8.22 *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 SEPTEMBER 2022



# Neighborhood Snapshot

## August 2022

NEIGHBORHOOD SNAPSHOT	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	252	356	41.3%
NW Washington Co or Sauvie Island	151	210	39.1%
Portland North	189	284	50.3%
Portland Northeast	370	462	24.9%
Portland Southeast	543	736	35.5%
Portland West/Raleigh Hills	717	792	10.5%
Beaverton/Aloha	168	338	101.2%
Hillsboro/Forest Grove	212	349	64.6%
Tigard/Tualatin/Sherwood/Wilsonville	190	325	71.1%
Lake Oswego/West Linn	177	219	23.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	336	482	43.5%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	629.9	645.2	2.4%
NW Washington Co or Sauvie Island	842.2	877.2	4.2%
Portland North	573.7	666.6	16.2%
Portland Northeast	614.0	610.2	-0.6%
Portland Southeast	581.9	581.4	-0.1%
Portland West/Raleigh Hills	880.0	894.4	1.6%
Beaverton/Aloha	577.9	617.2	6.8%
Hillsboro/Forest Grove	681.9	737.8	8.2%
Tigard/Tualatin/Sherwood/Wilsonville	1,000.9	931.4	-6.9%
Lake Oswego/West Linn	1,825.9	1,873.4	2.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	805.7	785.3	-2.5%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	15	23	53.3%
NW Washington Co or Sauvie Island	23	20	-13.0%
Portland North	19	22	15.8%
Portland Northeast	20	22	10.0%
Portland Southeast	16	23	43.8%
Portland West/Raleigh Hills	30	25	-16.7%
Beaverton/Aloha	13	24	84.6%
Hillsboro/Forest Grove	14	23	64.3%
Tigard/Tualatin/Sherwood/Wilsonville	15	19	26.7%
Lake Oswego/West Linn	18	19	5.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	17	25	47.1%

<b>SOLD VS. LIST PRICE</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	102.1%	98.9%	-3.1%
<b>NW Washington Co or Sauvie Island</b>	101.4%	100.2%	-1.2%
<b>Portland North</b>	102.1%	100.0%	-2.1%
<b>Portland Northeast</b>	103.0%	100.1%	-2.8%
<b>Portland Southeast</b>	103.1%	100.1%	-3.0%
<b>Portland West/Raleigh Hills</b>	100.9%	99.4%	-1.5%
<b>Beaverton/Aloha</b>	103.4%	100.1%	-3.2%
<b>Hillsboro/Forest Grove</b>	102.6%	99.8%	-2.8%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	102.5%	100.2%	-2.2%
<b>Lake Oswego/West Linn</b>	101.1%	99.3%	-1.8%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	101.7%	99.4%	-2.3%
<b>MONTHS OF INVENTORY</b>			
<b>Gresham/Sandy/Troutdale/Corbett</b>	1.1	1.9	72.7%
<b>NW Washington Co or Sauvie Island</b>	0.9	1.7	88.9%
<b>Portland North</b>	1.1	2.6	136.4%
<b>Portland Northeast</b>	1.1	1.9	72.7%
<b>Portland Southeast</b>	1.3	2.2	69.2%
<b>Portland West/Raleigh Hills</b>	2.0	2.9	45.0%
<b>Beaverton/Aloha</b>	0.6	1.6	166.7%
<b>Hillsboro/Forest Grove</b>	0.7	1.6	128.6%
<b>Tigard/Tualatin/Sherwood/Wilsonville</b>	0.7	1.5	114.3%
<b>Lake Oswego/West Linn</b>	1.0	1.7	70.0%
<b>Milwaukie /Happy Valley/Clckmas/Dmscus</b>	1.2	2.0	66.7%



# By the Numbers - Clackamas County

## August 2022

CLACKAMAS COUNTY	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	27	45	66.7%
97034	46	64	39.1%
97035	48	76	58.3%
97045	118	132	11.9%
97068	90	90	0
97086	92	154	67.4%
97219	115	117	1.7%
97222	43	68	58.1%
97267	48	46	-4.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	654.5	752.6	15.0%
97034	2,398.1	2,348.9	-2.1%
97035	972.7	1,224.8	25.9%
97045	775.8	1,227.4	58.2%
97068	1,886.5	1,925.5	2.1%
97086	984.5	906.1	-8.0%
97219	872.5	820.5	-6.0%
97222	589.9	448.4	-24.0%
97267	486.2	565.5	16.3%
<b>AVERAGE DAYS ON MKT</b>			
97015	15	20	33.3%
97034	21	15	-28.6%
97035	16	19	18.8%
97045	12	27	125.0%
97068	17	22	29.4%
97086	23	24	4.3%
97219	22	23	4.5%
97222	15	20	33.3%
97267	10	22	120.0%
<b>SOLD VS. LIST PRICE</b>			
97015	102.7%	100.9%	-1.8%
97034	100.4%	99.4%	-1.1%
97035	102.2%	100.6%	-1.5%
97045	102.2%	99.6%	-2.6%
97068	101.2%	98.4%	-2.7%
97086	102.4%	98.8%	-3.5%
97219	101.4%	99.1%	-2.2%
97222	101.9%	100.1%	-1.8%
97267	103.3%	99.7%	-3.5%
<b>MONTHS OF INVENTORY</b>			
97015	0.6	1.3	116.7%
97034	0.9	1.6	77.8%
97035	0.7	2.0	185.7%
97045	1.2	2.0	66.7%
97068	1.3	1.7	30.8%
97086	1.2	2.3	91.7%
97219	1.3	2.0	53.8%
97222	1.0	1.7	70.0%
97267	1.0	1.1	10.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97015	229	198	-13.5%
97034	411	278	-32.4%
97035	425	318	-25.2%
97045	666	579	-13.1%
97068	501	381	-24.0%
97086	619	481	-22.3%
97219	647	535	-17.3%
97222	373	337	-9.7%
97267	371	315	-15.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97015	511.4	534	4.4%
97034	1,275.2	1,385.7	8.7%
97035	765.6	785.7	2.6%
97045	577.7	627.8	8.7%
97068	762.7	915.7	20.1%
97086	654.6	733.7	12.1%
97219	676.9	781.7	15.5%
97222	470.1	523.3	11.3%
97267	515.3	561.7	9.0%



## By the Numbers – Far West August 2022

FAR WEST	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97006	32	63	96.9%
97007	58	162	179.3%
97123	66	147	122.7%
97124	47	67	42.6%
97132	66	96	45.5%
97140	33	81	145.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97006	491.6	502.7	2.3%
97007	687.3	686.0	-0.2%
97123	682.9	795.8	16.5%
97124	767.2	796.2	3.8%
97132	900.9	917.6	1.9%
97140	1,102.5	1,116.7	1.3%
<b>AVERAGE DAYS ON MKT</b>			
97006	10	29	190.0%
97007	16	23	43.8%
97123	15	24	60.0%
97124	21	24	14.3%
97132	24	19	-20.8%
97140	25	23	-8.0%
<b>SOLD VS. LIST PRICE</b>			
97006	103.3%	100.4%	-2.8%
97007	102.8%	100.3%	-2.5%
97123	102.7%	100.1%	-2.5%
97124	101.5%	99.3%	-2.2%
97132	99.9%	98.2%	-1.7%
97140	102.4%	100.4%	-2.0%
<b>MONTHS OF INVENTORY</b>			
97006	0.6	1.5	150.0%
97007	0.5	2.2	340.0%
97123	0.6	1.8	200.0%
97124	0.6	1.3	116.7%
97132	1.0	1.6	60.0%
97140	0.6	2.1	250.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97006</b>	483	408	-15.5%
<b>97007</b>	698	595	-14.8%
<b>97123</b>	740	633	-14.5%
<b>97124</b>	506	375	-25.9%
<b>97132</b>	404	401	-0.7%
<b>97140</b>	351	297	-15.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97006</b>	445.1	496.4	11.5%
<b>97007</b>	557.6	634.9	13.9%
<b>97123</b>	526.4	606.1	15.1%
<b>97124</b>	522	574.7	10.1%
<b>97132</b>	548.8	583.9	6.4%
<b>97140</b>	650.9	715.6	9.9%



## By the Numbers – Greater Portland August 2022

GREATER PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	151	210	39.1%
North	189	284	50.3%
Northeast	370	462	24.9%
Southeast	543	736	35.5%
West/Raleigh Hills	717	792	10.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co./Sauvie Island	842.2	877.2	4.2%
North	573.7	666.6	16.2%
Northeast	614.0	610.2	-0.6%
Southeast	581.9	581.4	-0.1%
West/Raleigh Hills	880.0	894.4	1.6%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	23	20	-13.0%
North	19	22	15.8%
Northeast	20	22	10.0%
Southeast	16	23	43.8%
West/Raleigh Hills	30	25	-16.7%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	101.4%	100.2%	-1.2%
North	102.1%	100.0%	-2.1%
Northeast	103.0%	100.1%	-2.8%
Southeast	103.1%	100.1%	-3.0%
West/Raleigh Hills	100.9%	99.4%	-1.5%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	0.9	1.7	88.9%
North	1.1	2.6	136.4%
Northeast	1.1	1.9	72.7%
Southeast	1.3	2.2	69.2%
West/Raleigh Hills	2.0	2.9	45.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
NW Washington Co./Sauvie Island	1,098	886	-19.3%
North	1,196	996	-16.7%
Northeast	2,346	2,157	-8.1%
Southeast	3,170	2,721	-14.2%
West/Raleigh Hills	2,649	2,206	-16.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
NW Washington Co./Sauvie Island	658.2	781.2	18.7%
North	522.0	550.9	5.5%
Northeast	585.7	610.8	4.3%
Southeast	528.1	561.7	6.4%
West/Raleigh Hills	710.5	764.3	7.6%





By the Numbers – North Portland  
August 2022

NORTH PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	61	106	73.8%
97217	114	160	40.4%
97227	16	14	-12.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	616.3	590.7	-4.2%
97217	548.8	723.2	31.8%
97227	707.5	652.7	-7.7%
<b>AVERAGE DAYS ON MKT</b>			
97203	12	17	41.7%
97217	24	26	8.3%
97227	35	9	-74.3%
<b>SOLD VS. LIST PRICE</b>			
97203	102.4%	101.5%	-0.9%
97217	102.0%	99.3%	-2.6%
97227	100.8%	101.2%	0.4%
<b>MONTHS OF INVENTORY</b>			
97203	0.8	2.9	262.5%
97217	1.4	2.4	71.4%
97227	2.7	2.8	3.7%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97203	501	412	-17.8%
97217	626	539	-13.9%
97227	63	44	-30.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97203	495.9	513.6	3.6%
97217	529.4	561.6	6.1%
97227	656.5	739.7	12.7%



## By the Numbers – Northeast Portland August 2022

NORTHEAST PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	84	103	22.6%
97212	44	50	13.6%
97213	44	72	63.6%
97232	21	30	42.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	626.7	596.5	-4.8%
97212	971.9	878.8	-9.6%
97213	545.4	621.4	13.9%
97232	576.2	589.8	2.4%
<b>AVERAGE DAYS ON MKT</b>			
97211	20	22	10.0%
97212	26	12	-53.8%
97213	11	19	72.7%
97232	19	35	84.2%
<b>SOLD VS. LIST PRICE</b>			
97211	103.9%	99.2%	-4.5%
97212	101.2%	100.6%	-0.6%
97213	103.6%	101.4%	-2.2%
97232	102.1%	100.3%	-1.8%
<b>MONTHS OF INVENTORY</b>			
97211	1.2	1.7	41.7%
97212	1.0	1.5	50.0%
97213	0.7	1.6	128.6%
97232	0.9	2.1	133.3%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97211	511	463	-9.4%
97212	363	287	-20.9%
97213	437	388	-11.2%
97232	120	112	-6.7%
<b>AVERAGE SALES PRICE</b>			
97211	599.3	655.6	9.4%
97212	828.5	925.7	11.7%
97213	659.8	620.4	-6.0%
97232	638.4	667.6	4.6%



## By the Numbers – Northwest Portland August 2022

NORTHWEST PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	172	169	-1.7%
97210	76	65	-14.5%
97229	117	171	46.2%
97231	44	37	-15.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	705.5	711.5	0.9%
97210	936.7	990.3	5.7%
97229	997.0	939.9	-5.7%
97231	877.0	1,057.7	20.6%
<b>AVERAGE DAYS ON MKT</b>			
97209	65	44	-32.3%
97210	25	27	8.0%
97229	17	23	35.3%
97231	52	21	-59.6%
<b>SOLD VS. LIST PRICE</b>			
97209	98.1%	95.5%	-2.7%
97210	99.5%	99.4%	-0.1%
97229	102.4%	99.9%	-2.4%
97231	98.0%	100.9%	2.9%
<b>MONTHS OF INVENTORY</b>			
97209	3.2	4.1	28.1%
97210	2.7	3.3	22.2%
97229	0.8	1.7	112.5%
97231	3.4	3.4	0

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97209	327	338	3.4%
97210	217	158	-27.2%
97229	1,022	774	-24.3%
97231	72	64	-11.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	550.0	548.5	-0.3%
97210	790.1	906.1	14.7%
97229	700.7	830.6	18.5%
97231	748.6	915.4	22.3%



## By the Numbers – Southeast Portland August 2022

SOUTHEAST PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	82	104	26.8%
97206	99	162	63.6%
97214	54	50	-7.4%
97215	30	33	10.0%
97216	43	47	9.3%
<b>AVERAGE LIST PRICE</b>			
97202	804.9	848.0	5.4%
97206	548.3	524.5	-4.3%
97214	810.7	993.5	22.5%
97215	673.7	779.1	15.6%
97216	494.7	437.8	-11.5%
<b>AVERAGE DAYS ON MKT</b>			
97202	14	20	42.9%
97206	14	25	78.6%
97214	22	19	-13.6%
97215	21	22	4.8%
97216	10	35	250.0%
<b>SOLD VS. LIST PRICE</b>			
97202	103.3%	100.8%	-2.4%
97206	104.2%	100.1%	-4.0%
97214	102.0%	98.8%	-3.1%
97215	103.2%	99.8%	-3.3%
97216	103.3%	99.7%	-3.5%
<b>MONTHS OF INVENTORY</b>			
97202	1.0	2.0	100.0%
97206	1.1	1.8	63.6%
97214	1.6	1.5	-6.3%
97215	0.9	1.3	44.4%
97216	1.7	2.0	17.6%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	552	437	-20.8%
97206	773	676	-12.5%
97214	266	237	-10.9%
97215	241	183	-24.1%
97216	174	180	3.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	680.7	750.8	10.3%
97206	495.5	531.7	7.3%
97214	712.2	757.4	6.3%
97215	725.6	748.6	3.2%
97216	427.0	469.1	9.9%



## By the Numbers – Southwest Portland August 2022

SOUTHWEST PORTLAND	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	108	115	6.5%
97205	28	44	57.1%
97219	115	117	1.7%
97221	37	46	24.3%
97225	31	58	87.1%
97239	76	100	31.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	1,116.3	903.7	-19.0%
97205	511.8	1,095.0	114.0%
97219	872.5	820.5	-6.0%
97221	849.0	1,131.50	33.3%
97225	1,049.5	899.9	-14.3%
97239	789.1	840.3	6.5%
<b>AVERAGE DAYS ON MKT</b>			
97201	24	37	54.2%
97205	19	27	42.1%
97219	22	23	4.5%
97221	15	11	-26.7%
97225	10	11	10.0%
97239	30	29	-3.3%
<b>SOLD VS. LIST PRICE</b>			
97201	98.9%	100.3%	1.4%
97205	98.0%	96.9%	-1.1%
97219	101.4%	99.1%	-2.2%
97221	103.5%	101.3%	-2.1%
97225	103.1%	102.4%	-0.7%
97239	101.6%	99.6%	-2.0%
<b>MONTHS OF INVENTORY</b>			
97201	2.8	6.4	128.6%
97205	3.1	7.3	135.5%
97219	1.3	2.0	53.8%
97221	1.2	1.7	41.7%
97225	0.7	1.8	157.1%
97239	2.1	3.8	81.0%

Year to Date	2021	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	255	199	-22.0%
97205	64	65	1.6%
97219	647	535	-17.3%
97221	185	157	-15.1%
97225	342	262	-23.4%
97239	308	252	-18.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	744.3	699.8	-6.0%
97205	643.7	566.2	-12.0%
97219	676.9	781.7	15.5%
97221	908.4	962.1	5.9%
97225	693.3	820.2	18.3%
97239	665.1	727.9	9.4%



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

GREATER PORTLAND BY AREA	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	6	8	33.3%
North	34	38	11.8%
Northeast	36	41	13.9%
Southeast	45	55	22.2%
West/Raleigh Hills	319	353	10.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	313.3	357.5	14.1%
North	405.3	390.5	-3.7%
Northeast	349.6	365.7	4.6%
Southeast	427.4	437.1	2.3%
West/Raleigh Hills	652.8	682.9	4.6%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	4	34	750.0%
North	45	45	0
Northeast	29	30	3.4%
Southeast	34	25	-26.5%
West/Raleigh Hills	43	35	-18.6%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	103.2%	98.9%	-4.1%
North	99.2%	99.8%	0.6%
Northeast	100.3%	98.7%	-1.7%
Southeast	99.8%	99.5%	-0.2%
West/Raleigh Hills	98.6%	97.2%	-1.4%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	0.4	0.8	100.0%
North	1.6	2.9	81.3%
Northeast	1.1	1.7	54.5%
Southeast	1.5	1.7	13.3%
West/Raleigh Hills	2.2	3.8	72.7%



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

GREATER PORTLAND BY ZIP	Aug 2021	Aug 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	54	63	16.7%
97205	23	33	43.5%
97209	167	167	0
97210	33	29	-12.1%
97214	11	1	-90.9%
97229	7	12	71.4%
97232	13	17	30.8%
97239	27	42	55.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	536.1	522.9	-2.5%
97205	427.4	1,005.0	135.1%
97209	679.6	703.6	3.5%
97210	655.2	537.3	-18.0%
97214	308.9	369	19.5%
97229	334.6	496.2	48.3%
97232	357.0	331.6	-7.1%
97239	1,075.1	801.9	-25.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	28	50	78.6%
97205	19	32	68.4%
97209	66	45	-31.8%
97210	35	21	-40.0%
97214	116	25	-78.4%
97229	11	36	227.3%
97232	23	50	117.4%
97239	42	34	-19.0%
<b>SOLD VS. LIST PRICE</b>			
97201	97.6%	98.1%	0.5%
97205	98.0%	95.3%	-2.8%
97209	97.9%	96.0%	-2.0%
97210	99.3%	99.1%	-0.1%
97214	100.1%	98.9%	-1.1%
97229	102.4%	98.1%	-4.2%
97232	98.6%	98.6%	0.1%
97239	99.0%	97.7%	-1.3%
<b>MONTHS OF INVENTORY</b>			
97201	2.3	6.3	173.9%
97205	2.6	6.6	153.8%
97209	3.2	4.3	34.4%
97210	2.1	2.6	23.8%
97229	3.7	0.2	-94.6%
97214	0.4	0.9	125.0%
97232	1.6	2.8	75.0%
97239	1.4	3.8	171.4%