

9.22 *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

September 2022

NEIGHBORHOOD SNAPSHOT	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	252	374	48.4%
NW Washington Co or Sauvie Island	137	231	68.6%
Portland North	201	296	47.3%
Portland Northeast	409	510	24.7%
Portland Southeast	536	782	45.9%
Portland West/Raleigh Hills	252	374	48.4%
Beaverton/Aloha	173	349	101.7%
Hillsboro/Forest Grove	213	339	59.2%
Tigard/Tualatin/Sherwood/Wilsonville	200	366	83.0%
Lake Oswego/West Linn	172	234	36.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	341	480	40.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	646.1	612.3	-5.2%
NW Washington Co or Sauvie Island	873.9	889.2	1.8%
Portland North	557.4	649.7	16.6%
Portland Northeast	618.3	616.7	-0.3%
Portland Southeast	590.8	569.9	-3.5%
Portland West/Raleigh Hills	646.1	612.3	-5.2%
Beaverton/Aloha	558.9	608.8	8.9%
Hillsboro/Forest Grove	665.5	735.4	10.5%
Tigard/Tualatin/Sherwood/Wilsonville	969.1	880.2	-9.2%
Lake Oswego/West Linn	2,026.2	1,837.8	-9.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	824.7	810.2	-1.8%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	15	32	113.3%
NW Washington Co or Sauvie Island	14	28	100.0%
Portland North	27	34	25.9%
Portland Northeast	18	30	66.7%
Portland Southeast	18	31	72.2%
Portland West/Raleigh Hills	15	32	113.3%
Beaverton/Aloha	11	26	136.4%
Hillsboro/Forest Grove	15	26	73.3%
Tigard/Tualatin/Sherwood/Wilsonville	20	26	30.0%
Lake Oswego/West Linn	24	31	29.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	19	34	78.9%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	101.1%	99.1%	-2.0%
NW Washington Co or Sauvie Island	102.2%	98.5%	-3.6%
Portland North	100.4%	99.5%	-0.9%
Portland Northeast	102.0%	99.4%	-2.5%
Portland Southeast	102.0%	99.2%	-2.7%
Portland West/Raleigh Hills	101.1%	99.1%	-2.0%
Beaverton/Aloha	102.8%	99.6%	-3.0%
Hillsboro/Forest Grove	101.9%	99.3%	-2.6%
Tigard/Tualatin/Sherwood/Wilsonville	102.2%	99.3%	-2.8%
Lake Oswego/West Linn	99.9%	99.3%	-0.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	101.7%	99.7%	-2.0%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.1	2.0	81.8%
NW Washington Co or Sauvie Island	0.9	2.5	177.8%
Portland North	1.5	3.7	146.7%
Portland Northeast	1.5	2.4	60.0%
Portland Southeast	1.3	2.9	123.1%
Portland West/Raleigh Hills	2.0	3.4	70.0%
Beaverton/Aloha	0.6	1.7	183.3%
Hillsboro/Forest Grove	0.7	1.9	171.4%
Tigard/Tualatin/Sherwood/Wilsonville	0.8	1.7	112.5%
Lake Oswego/West Linn	1.0	2.2	120.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.1	2.5	127.3%



By the Numbers - Clackamas County

September 2022

CLACKAMAS COUNTY	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97015	30	47	56.7%
97034	50	70	40.0%
97035	49	76	55.1%
97045	124	142	14.5%
97068	85	98	15.3%
97086	92	145	57.6%
97219	100	148	48.0%
97222	54	61	13.0%
97267	42	59	40.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	507.0	1,080.7	113.2%
97034	2,497.9	2,506.8	0.4%
97035	1,001.4	1,276.8	27.5%
97045	755.7	1,190.2	57.5%
97068	2,137.3	1,655.8	-22.5%
97086	964.2	934.2	-3.1%
97219	881.3	791.7	-10.2%
97222	542.1	478.9	-11.7%
97267	555.5	557.8	0.4%
AVERAGE DAYS ON MKT			
97015	11	32	190.9%
97034	27	25	-7.4%
97035	20	29	45.0%
97045	17	29	70.6%
97068	25	40	60.0%
97086	25	39	56.0%
97219	19	24	26.30%
97222	18	18	0
97267	15	22	46.7%
SOLD VS. LIST PRICE			
97015	101.9%	100.2%	-1.7%
97034	99.4%	99.3%	-0.1%
97035	100.0%	99.2%	-0.8%
97045	101.2%	99.1%	-2.1%
97068	100.5%	99.2%	-1.3%
97086	100.8%	99.5%	-1.3%
97219	101.2%	98.3%	-2.9%
97222	103.3%	100.4%	-2.8%
97267	103.0%	99.8%	-3.0%
MONTHS OF INVENTORY			
97015	0.8	1.6	100.0%
97034	0.9	2.8	211.1%
97035	0.8	2.2	175.0%
97045	1.2	2.2	83.3%
97068	1.4	1.9	35.7%
97086	1.1	3.5	218.2%
97219	1.1	2.9	163.6%
97222	0.9	2.4	166.7%
97267	0.8	1.6	100.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	269	227	-15.60%
97034	465	303	-34.80%
97035	489	354	-27.60%
97045	770	644	-16.40%
97068	563	434	-22.90%
97086	703	524	-25.50%
97219	742	588	-20.80%
97222	430	363	-15.60%
97267	427	351	-17.80%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	512.9	539.7	5.20%
97034	1,277.5	1,392.6	9.00%
97035	773.0	772.1	-0.10%
97045	578.5	621.6	7.50%
97068	762.4	907.3	19.00%
97086	652.9	729.4	11.70%
97219	672.6	778.9	15.80%
97222	471.1	520.5	10.50%
97267	515.2	558.8	8.50%



By the Numbers – Far West September 2022

FAR WEST	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97006	46	52	13.0%
97007	52	155	198.1%
97123	66	149	125.8%
97124	35	61	74.3%
97132	65	110	69.2%
97140	39	86	120.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	478.5	502.3	5.0%
97007	656.3	676.7	3.1%
97123	701.7	760.8	8.4%
97124	818.3	820.5	0.3%
97132	881.7	901.6	2.3%
97140	1,079.6	1,099.6	1.9%
AVERAGE DAYS ON MKT			
97006	10	29	190.0%
97007	11	31	181.8%
97123	14	24	71.4%
97124	9	26	188.9%
97132	46	31	-32.6%
97140	32	28	-12.5%
SOLD VS. LIST PRICE			
97006	101.9%	99.5%	-2.4%
97007	103.2%	99.1%	-3.9%
97123	102.0%	99.7%	-2.3%
97124	103.1%	99.1%	-3.9%
97132	100.3%	98.4%	-2.0%
97140	102.1%	99.3%	-2.7%
MONTHS OF INVENTORY			
97006	0.8	1.2	50.0%
97007	0.5	2.1	320.0%
97123	0.6	2.6	333.3%
97124	0.4	1.1	175.0%
97132	1.2	3.1	158.3%
97140	1.0	2.3	130.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	542	450	-17.0%
97007	805	669	-16.9%
97123	848	695	-18.0%
97124	584	432	-26.0%
97132	460	439	-4.6%
97140	390	337	-13.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	450.0	500.7	11.3%
97007	560.5	632.4	12.8%
97123	525.5	605.7	15.3%
97124	521.6	573.9	10.0%
97132	546.0	586.7	7.5%
97140	650.6	716.7	10.2%



By the Numbers – North Portland September 2022

NORTH PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97203	75	108	44.0%
97217	113	164	45.1%
97227	13	18	38.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	577.6	563	-2.5%
97217	543.7	722.2	32.8%
97227	707.5	635.5	-10.2%
AVERAGE DAYS ON MKT			
97203	19	34	78.9%
97217	31	28	-9.7%
97227	25	157	528.0%
SOLD VS. LIST PRICE			
97203	103.1%	99.0%	-4.0%
97217	99.4%	100.0%	0.6%
97227	102.3%	98.8%	-3.4%
MONTHS OF INVENTORY			
97203	1.6	3.0	87.5%
97217	1.3	3.8	192.3%
97227	2.2	9.0	309.1%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	548	450	-17.9%
97217	714	586	-17.9%
97227	69	46	-33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	496.8	511.6	3.0%
97217	542.7	556.6	2.6%
97227	646.6	734	13.5%



By the Numbers – Northeast Portland September 2022

NORTHEAST PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97211	95	102	7.4%
97212	49	57	16.3%
97213	56	90	60.7%
97232	22	41	86.4%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	647.6	602.0	-7.0%
97212	904.6	901.8	-0.3%
97213	592.8	594.6	0.3%
97232	639.2	722.2	13.0%
AVERAGE DAYS ON MKT			
97211	15	24	60.0%
97212	21	26	23.8%
97213	19	43	126.3%
97232	32	30	-6.3%
SOLD VS. LIST PRICE			
97211	102.0%	99.3%	-2.6%
97212	102.7%	101.8%	-0.9%
97213	101.5%	99.1%	-2.4%
97232	101.1%	100.5%	-0.6%
MONTHS OF INVENTORY			
97211	1.4	2.4	71.4%
97212	1.0	2.2	120.0%
97213	1.2	2.8	133.3%
97232	1.8	3.4	88.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	580	506	-12.8%
97212	410	313	-23.7%
97213	485	423	-12.8%
97232	132	124	-6.1%
AVERAGE SALES PRICE			
97211	597.3	652.5	9.2%
97212	823.5	914.4	11.0%
97213	654.5	620.8	-5.1%
97232	639.4	679.9	6.3%



By the Numbers – Northwest Portland September 2022

NORTHWEST PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97209	164	173	5.5%
97210	80	69	-13.8%
97229	111	195	75.7%
97231	40	39	-2.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	750.2	717.7	-4.3%
97210	940.7	1,064.30	13.1%
97229	1,131.30	952.8	-15.8%
97231	1,013.50	1,025.90	1.2%
AVERAGE DAYS ON MKT			
97209	65	42	-35.4%
97210	66	41	-37.9%
97229	17	22	29.4%
97231	3	23	666.7%
SOLD VS. LIST PRICE			
97209	97.8%	98.39%	0.6%
97210	100.3%	98.80%	-1.5%
97229	102.6%	99.22%	-3.4%
97231	103.5%	96.09%	-7.2%
MONTHS OF INVENTORY			
97209	3.4	7.9	132.4%
97210	3.8	4.1	7.9%
97229	0.9	2.3	155.6%
97231	6.7	2.6	-61.2%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	375	361	-3.7%
97210	238	175	-26.5%
97229	1,152	866	-24.8%
97231	78	81	3.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	555.8	539.8	-2.9%
97210	786.4	907.6	15.4%
97229	705.7	820.6	16.3%
97231	756.5	888.9	17.5%



By the Numbers – Southeast Portland September 2022

SOUTHEAST PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97202	78	125	60.3%
97206	102	173	69.6%
97214	52	55	5.8%
97215	32	38	18.8%
97216	37	50	35.1%
AVERAGE LIST PRICE			
97202	799.1	793.6	-0.7%
97206	556.7	523.3	-6.0%
97214	832.5	894.6	7.5%
97215	787.9	725.6	-7.9%
97216	480.1	416.9	-13.2%
AVERAGE DAYS ON MKT			
97202	19	32	68.4%
97206	17	30	76.5%
97214	18	25	38.9%
97215	14	17	21.4%
97216	12	55	358.3%
SOLD VS. LIST PRICE			
97202	102.0%	99.4%	-2.5%
97206	102.3%	99.2%	-3.0%
97214	101.3%	99.6%	-1.7%
97215	103.0%	100.2%	-2.7%
97216	102.9%	97.6%	-5.1%
MONTHS OF INVENTORY			
97202	1.2	2.6	116.7%
97206	0.9	2.4	166.7%
97214	2.1	2.5	19.0%
97215	0.9	2.2	144.4%
97216	1.6	3.6	125.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	617	485	-21.4%
97206	891	751	-15.7%
97214	291	261	-10.3%
97215	277	201	-27.4%
97216	197	194	-1.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	685.2	743.0	8.4%
97206	496.2	529.6	6.7%
97214	712.7	753.1	5.7%
97215	714.1	738.9	3.5%
97216	429.7	463.0	7.7%



By the Numbers – Southwest Portland September 2022

SOUTHWEST PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97201	99	128	29.3%
97205	29	52	79.3%
97219	100	148	48.0%
97221	35	41	17.1%
97225	29	45	55.2%
97239	72	93	29.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	1,154.7	903.9	-21.7%
97205	508.5	1,002.4	97.1%
97219	881.3	791.7	-10.2%
97221	855.3	1,196.0	39.8%
97225	972.5	853.8	-12.2%
97239	768.8	881.8	14.7%
AVERAGE DAYS ON MKT			
97201	51	55	7.8%
97205	52	16	-69.2%
97219	19	24	26.3%
97221	19	39	105.3%
97225	14	34	142.9%
97239	28	26	-7.1%
SOLD VS. LIST PRICE			
97201	96.1%	103.0%	7.1%
97205	96.6%	101.9%	5.5%
97219	101.2%	98.3%	-2.9%
97221	103.1%	99.3%	-3.7%
97225	100.7%	100.6%	-0.1%
97239	100.1%	99.3%	-0.8%
MONTHS OF INVENTORY			
97201	5.0	5.8	16.0%
97205	2.9	6.5	124.1%
97219	1.1	2.9	163.6%
97221	2.5	2.9	16.0%
97225	0.8	1.3	62.5%
97239	1.5	4.4	193.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	275	221	-19.6%
97205	74	73	-1.4%
97219	742	588	-20.8%
97221	199	172	-13.6%
97225	377	299	-20.7%
97239	356	273	-23.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	736.8	683.9	-7.2%
97205	626.7	570.1	-9.0%
97219	672.6	778.9	15.8%
97221	899.0	947.6	5.4%
97225	695.4	825.9	18.8%
97239	666.3	715.6	7.4%



By the Numbers – Greater Portland September 2022

GREATER PORTLAND	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	137	231	68.6%
North	201	296	47.3%
Northeast	409	510	24.7%
Southeast	536	782	45.9%
West/Raleigh Hills	680	828	21.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	873.9	889.2	1.8%
North	557.4	649.7	16.6%
Northeast	618.3	616.7	-0.3%
Southeast	590.8	569.9	-3.5%
West/Raleigh Hills	911.2	896.2	-1.6%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	14	28	100.0%
North	27	34	25.9%
Northeast	18	30	66.7%
Southeast	18	31	72.2%
West/Raleigh Hills	33	35	6.1%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	102.2%	98.5%	-3.6%
North	100.4%	99.5%	-0.9%
Northeast	102.0%	99.4%	-2.5%
Southeast	102.0%	99.2%	-2.7%
West/Raleigh Hills	100.4%	99.4%	-1.0%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.9	2.5	177.8%
North	1.5	3.7	146.7%
Northeast	1.5	2.4	60.0%
Southeast	1.3	2.9	123.1%
West/Raleigh Hills	2.0	3.4	70.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	1,253	986	-21.3%
North	1,333	1,083	-18.8%
Northeast	2,627	2,381	-9.4%
Southeast	3,584	2,998	-16.4%
West/Raleigh Hills	2,983	2,457	-17.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	661.7	772.7	16.8%
North	529.0	546.6	3.3%
Northeast	584.0	606.1	3.8%
Southeast	527.4	559.5	6.1%
West/Raleigh Hills	706.5	758.9	7.4%



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

GREATER PORTLAND BY ZIP	Aug 2021	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97201	50	70	40.0%
97205	24	40	66.7%
97209	160	170	6.3%
97210	30	29	-3.3%
97214	14	7	-50.0%
97229	7	13	85.7%
97232	12	17	41.7%
97239	26	43	65.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	553.2	512.5	-7.4%
97205	432.2	926.5	114.4%
97209	724.5	709.4	-2.1%
97210	632.6	580.0	-8.3%
97214	308.7	406.0	31.5%
97229	557.6	466.7	-16.3%
97232	398.7	356.1	-10.7%
97239	1,050.7	828.2	-21.2%
AVERAGE DAYS ON MKT			
97201	59	64	8.5%
97205	55	17	-69.10%
97209	66	43	-34.8%
97210	66	73	10.6%
97214	7	14	100.0%
97229	8	26	225.0%
97232	55	59	7.3%
97239	32	41	28.1%
SOLD VS. LIST PRICE			
97201	97.4%	99.0%	1.7%
97205	97.3%	99.5%	2.2%
97209	97.7%	98.0%	0.4%
97210	98.8%	99.2%	0.4%
97214	105.7%	101.2%	-4.3%
97229	100.2%	99.8%	-0.4%
97232	98.4%	100.1%	1.7%
97239	98.9%	98.9%	0.0%
MONTHS OF INVENTORY			
97201	5.0	3.9	-22.0%
97205	3.4	8.0	135.3%
97209	3.6	8.1	125.0%
97210	2.3	3.6	56.5%
97229	4.7	1.8	-61.7%
97214	0.8	1.6	100.0%
97232	3.0	8.5	183.3%
97239	1.6	8.6	437.5%



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

GREATER PORTLAND BY AREA	Sept 2021	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	5	11	120.0%
North	41	38	-7.3%
Northeast	43	49	14.0%
Southeast	62	62	0
West/Raleigh Hills	303	372	22.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	598.6	359.2	-40.0%
North	396.9	375.5	-5.4%
Northeast	349.8	354.7	1.4%
Southeast	390.5	451.0	15.5%
West/Raleigh Hills	677.7	684.3	1.0%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	7	27	285.7%
North	33	51	54.5%
Northeast	31	25	-19.4%
Southeast	13	29	123.1%
West/Raleigh Hills	52	47	-9.6%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.1%	99.1%	-1.0%
North	100.6%	97.1%	-3.4%
Northeast	99.9%	98.4%	-1.5%
Southeast	102.1%	99.8%	-2.2%
West/Raleigh Hills	98.4%	98.6%	0.2%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.7	1.8	157.1%
North	1.9	2.7	42.1%
Northeast	1.8	4.1	127.8%
Southeast	1.8	2.8	55.6%
West/Raleigh Hills	2.7	5.5	103.7%