

10.22

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

October 2022

NEIGHBORHOOD SNAPSHOT	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	244	393	61.1%
NW Washington Co or Sauvie Island	123	214	74.0%
Portland North	194	265	36.6%
Portland Northeast	386	536	38.9%
Portland Southeast	516	791	53.3%
Portland West/Raleigh Hills	641	828	29.2%
Beaverton/Aloha	158	328	107.6%
Hillsboro/Forest Grove	187	318	70.1%
Tigard/Tualatin/Sherwood/Wilsonville	171	361	111.1%
Lake Oswego/West Linn	164	204	24.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	354	446	26.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	645.7	608.0	-5.8%
NW Washington Co or Sauvie Island	878.4	899.4	2.4%
Portland North	576.7	691.7	19.9%
Portland Northeast	634.9	601.6	-5.2%
Portland Southeast	570.9	595.8	4.4%
Portland West/Raleigh Hills	928.4	892.8	-3.8%
Beaverton/Aloha	547.0	600.0	9.7%
Hillsboro/Forest Grove	676.3	734.9	8.7%
Tigard/Tualatin/Sherwood/Wilsonville	1,047.6	877.6	-16.2%
Lake Oswego/West Linn	1,580.8	1,920.0	21.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	818.8	804.7	-1.7%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	23	37	60.9%
NW Washington Co or Sauvie Island	24	29	20.8%
Portland North	22	36	63.6%
Portland Northeast	20	29	45.0%
Portland Southeast	22	31	40.9%
Portland West/Raleigh Hills	34	38	11.8%
Beaverton/Aloha	14	31	121.4%
Hillsboro/Forest Grove	15	28	86.7%
Tigard/Tualatin/Sherwood/Wilsonville	16	32	100.0%
Lake Oswego/West Linn	18	34	88.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	22	32	45.5%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.9%	98.7%	-2.1%
NW Washington Co or Sauvie Island	101.8%	99.6%	-2.2%
Portland North	102.6%	99.0%	-3.4%
Portland Northeast	101.4%	100.1%	-1.3%
Portland Southeast	102.2%	99.0%	-3.1%
Portland West/Raleigh Hills	101.1%	97.1%	-3.9%
Beaverton/Aloha	102.8%	99.0%	-3.7%
Hillsboro/Forest Grove	101.0%	97.8%	-3.1%
Tigard/Tualatin/Sherwood/Wilsonville	101.0%	99.1%	-1.9%
Lake Oswego/West Linn	100.5%	99.1%	-1.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	101.8%	99.2%	-2.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.1	2.3	109.1%
NW Washington Co or Sauvie Island	0.8	2	150.0%
Portland North	1.2	2.7	125.0%
Portland Northeast	1.1	2.9	163.6%
Portland Southeast	1.3	3.2	146.2%
Portland West/Raleigh Hills	1.8	4	122.2%
Beaverton/Aloha	0.6	2.3	283.3%
Hillsboro/Forest Grove	0.7	2.4	242.9%
Tigard/Tualatin/Sherwood/Wilsonville	0.6	1.9	216.7%
Lake Oswego/West Linn	1.1	2	81.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.2	2.5	108.3%



By the Numbers – Greater Portland October 2022

GREATER PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	123	214	74.0%
North	194	265	36.6%
Northeast	386	536	38.9%
Southeast	516	791	53.3%
West/Raleigh Hills	641	828	29.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	878.4	899.4	2.4%
North	576.7	691.7	19.9%
Northeast	634.9	601.6	-5.2%
Southeast	570.9	595.8	4.4%
West/Raleigh Hills	928.4	892.8	-3.8%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	24	29	20.8%
North	22	36	63.6%
Northeast	20	29	45.0%
Southeast	22	31	40.9%
West/Raleigh Hills	34	38	11.8%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	101.8%	99.6%	-2.2%
North	102.6%	99.0%	-3.4%
Northeast	101.4%	100.1%	-1.3%
Southeast	102.2%	99.0%	-3.1%
West/Raleigh Hills	101.1%	97.1%	-3.9%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.8	2.0	150.0%
North	1.2	2.7	125.0%
Northeast	1.1	2.9	163.6%
Southeast	1.3	3.2	146.2%
West/Raleigh Hills	1.8	4.0	122.2%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	1,414	1,100	-22.2%
North	1,492	1,184	-20.6%
Northeast	2,969	2,572	-13.4%
Southeast	3,993	3,254	-18.5%
West/Raleigh Hills	3,345	2,667	-20.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	661.3	768.4	16.2%
North	529.7	544.4	2.8%
Northeast	584.0	606.5	3.9%
Southeast	527.1	555.9	5.5%
West/Raleigh Hills	707.3	754.6	6.7%



By the Numbers - Clackamas County

October 2022

CLACKAMAS COUNTY	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97015	43	48	11.6%
97034	44	74	68.2%
97035	43	61	41.9%
97045	109	148	35.8%
97068	84	76	-9.5%
97086	91	122	34.1%
97219	93	143	53.8%
97222	43	73	69.8%
97267	42	40	-4.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	651.0	1,047.9	61.0%
97034	2,239.1	2,441.1	9.0%
97035	903.4	1,247.7	38.1%
97045	747.6	1,224.9	63.8%
97068	1,505.2	1,821.7	21.0%
97086	879.3	971.5	10.5%
97219	833.5	798.1	-4.2%
97222	491.4	494.7	0.7%
97267	504.4	527.3	4.5%
AVERAGE DAYS ON MKT			
97015	20	41	105.0%
97034	23	27	17.4%
97035	17	34	100.0%
97045	18	36	100.0%
97068	17	40	135.3%
97086	23	29	26.1%
97219	19	31	63.2%
97222	17	30	76.5%
97267	14	33	135.7%
SOLD VS. LIST PRICE			
97015	102.3%	100.1%	-2.2%
97034	99.4%	95.8%	-3.6%
97035	102.0%	99.4%	-2.5%
97045	101.5%	99.5%	-1.9%
97068	100.2%	101.4%	1.1%
97086	102.1%	99.0%	-3.1%
97219	102.1%	99.2%	-2.9%
97222	102.1%	100.9%	-1.2%
97267	102.0%	98.9%	-3.1%
MONTHS OF INVENTORY			
97015	1.6	2.4	50.0%
97034	1.4	3.4	142.9%
97035	0.7	1.6	128.6%
97045	1.1	2.2	100.0%
97068	1.3	1.9	46.2%
97086	1.1	2.9	163.6%
97219	1.1	3.2	190.9%
97222	1.0	2.5	150.0%
97267	0.7	1.1	57.1%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	296	248	-16.2%
97034	496	326	-34.3%
97035	551	392	-28.9%
97045	869	716	-17.6%
97068	626	479	-23.5%
97086	787	566	-28.1%
97219	824	635	-22.9%
97222	474	394	-16.9%
97267	488	389	-20.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	505.4	534.6	5.8%
97034	1,287.1	1,374.9	6.8%
97035	758.0	776.8	2.5%
97045	578.8	620	7.1%
97068	764.9	907	18.6%
97086	649.0	727.5	12.1%
97219	675.7	773.0	14.4%
97222	474.1	519.3	9.5%
97267	520.7	554.3	6.5%



By the Numbers – Far West October 2022

FAR WEST	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97006	33	50	51.5%
97007	64	132	106.3%
97123	61	121	98.4%
97124	33	68	106.1%
97132	50	107	114.0%
97140	35	81	131.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	423.9	538.3	27.0%
97007	624.3	655.2	4.9%
97123	689.4	741.4	7.5%
97124	804.0	777.3	-3.3%
97132	996.9	938.5	-5.9%
97140	1,109.0	1,132.6	2.1%
AVERAGE DAYS ON MKT			
97006	14	32	128.6%
97007	12	29	141.7%
97123	14	29	107.1%
97124	15	23	53.3%
97132	23	43	87.0%
97140	13	28	115.4%
SOLD VS. LIST PRICE			
97006	102.2%	99.0%	-3.1%
97007	103.1%	99.2%	-3.8%
97123	101.0%	98.5%	-2.4%
97124	100.9%	97.8%	-3.1%
97132	102.2%	98.4%	-3.8%
97140	98.3%	98.5%	0.1%
MONTHS OF INVENTORY			
97006	0.5	1.5	200.0%
97007	0.7	2.5	257.1%
97123	0.6	2.6	333.3%
97124	0.6	1.9	216.7%
97132	0.9	2.4	166.7%
97140	1.1	2.1	90.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	607	487	-19.8%
97007	893	722	-19.1%
97123	954	746	-21.8%
97124	643	469	-27.1%
97132	518	484	-6.6%
97140	421	376	-10.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	455.1	498.3	9.5%
97007	561.0	631.3	12.5%
97123	527.8	603.2	14.3%
97124	523.4	574.6	9.8%
97132	546.3	582.4	6.6%
97140	658.6	719.6	9.3%



By the Numbers – North Portland
October 2022

NORTH PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97203	72	88	22.2%
97217	110	153	39.1%
97227	16	20	25.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	563.3	550.1	-2.3%
97217	565.1	772.5	36.7%
97227	839.1	699.3	-16.7%
AVERAGE DAYS ON MKT			
97203	16	35	118.8%
97217	27	35	29.6%
97227	29	59	103.4%
SOLD VS. LIST PRICE			
97203	103.2%	99.1%	-4.0%
97217	102.0%	99.1%	-2.9%
97227	103.1%	97.6%	-5.3%
MONTHS OF INVENTORY			
97203	1.0	2.6	160.0%
97217	1.4	2.6	85.7%
97227	2.3	5.0	117.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	618	485	-21.5%
97217	795	646	-18.7%
97227	76	51	-32.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	498.9	511.2	2.5%
97217	543.3	553.6	1.9%
97227	641.7	720.1	12.2%



By the Numbers – Northeast Portland October 2022

NORTHEAST PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97211	82	116	41.5%
97212	36	57	58.3%
97213	59	94	59.3%
97232	26	31	19.2%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	672.0	623.8	-7.2%
97212	951.7	960	0.9%
97213	604.5	574.4	-5.0%
97232	663.1	696.5	5.0%
AVERAGE DAYS ON MKT			
97211	19	44	131.6%
97212	19	17	-10.5%
97213	17	25	47.1%
97232	25	31	24.0%
SOLD VS. LIST PRICE			
97211	103.1%	99.6%	-3.3%
97212	102.1%	100.1%	-1.9%
97213	100.7%	101.5%	0.8%
97232	100.4%	97.6%	-2.8%
MONTHS OF INVENTORY			
97211	1.4	2.7	92.9%
97212	0.6	2.3	283.3%
97213	0.9	2.6	188.9%
97232	1.4	2.4	71.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	637	551	-13.5%
97212	471	338	-28.2%
97213	548	461	-15.9%
97232	151	137	-9.3%
AVERAGE SALES PRICE			
97211	596.5	650.6	9.1%
97212	832.7	910.7	9.4%
97213	644.7	626.4	-2.8%
97232	635.5	673.2	5.9%



By the Numbers – Northwest Portland October 2022

NORTHWEST PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97209	153	173	13.1%
97210	75	60	-20.0%
97229	118	178	50.8%
97231	36	41	13.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	782	715.3	-8.5%
97210	973.8	987.3	1.4%
97229	1,133.1	953.9	-15.8%
97231	1,050.6	1,095.4	4.3%
AVERAGE DAYS ON MKT	782	715.3	-8.50%
97209	70	44	-37.1%
97210	44	40	-9.1%
97229	19	29	52.6%
97231	87	59	-32.2%
SOLD VS. LIST PRICE			
97209	97.4%	97.8%	0.4%
97210	101.0%	98.5%	-2.4%
97229	101.6%	99.4%	-2.1%
97231	99.9%	98.7%	-1.2%
MONTHS OF INVENTORY			
97209	3.0	7.2	140.0%
97210	2.2	3.8	72.7%
97229	0.9	1.9	111.1%
97231	4.0	8.2	105.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	426	385	-9.6%
97210	272	191	-29.8%
97229	1,284	965	-24.8%
97231	87	89	2.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	553.8	541.1	-2.3%
97210	787.8	882.4	12.0%
97229	706.4	811.0	14.8%
97231	754.6	858.5	13.8%



By the Numbers – Southeast Portland October 2022

SOUTHEAST PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97202	63	133	111.1%
97206	98	153	56.1%
97214	45	60	33.3%
97215	37	50	35.1%
97216	46	56	21.7%
AVERAGE LIST PRICE			
97202	758.5	792.0	4.4%
97206	542.2	539.9	-0.4%
97214	825.9	986.8	19.5%
97215	789.9	875.8	10.9%
97216	549.9	406.5	-26.1%
AVERAGE DAYS ON MKT			
97202	16	26	62.5%
97206	18	28	55.6%
97214	19	36	89.5%
97215	25	12	-52.0%
97216	31	14	-54.8%
SOLD VS. LIST PRICE			
97202	102.5%	98.2%	-4.2%
97206	103.0%	100.1%	-2.8%
97214	103.1%	99.0%	-4.1%
97215	103.3%	100.5%	-2.7%
97216	100.1%	99.7%	-0.4%
MONTHS OF INVENTORY			
97202	0.8	3.4	325.0%
97206	0.9	2.1	133.3%
97214	1.3	2.9	123.1%
97215	1.8	2.9	61.1%
97216	2.3	8.0	247.8%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	698	526	-24.6%
97206	1,002	826	-17.6%
97214	326	283	-13.2%
97215	298	219	-26.5%
97216	217	201	-7.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	690.5	739.8	7.1%
97206	496.8	525	5.7%
97214	709.5	753.3	6.2%
97215	707.7	734.3	3.8%
97216	431.1	462.9	7.4%



By the Numbers – Southwest Portland October 2022

SOUTHWEST PORTLAND	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97201	87	130	49.4%
97205	30	49	63.3%
97219	93	143	53.8%
97221	36	43	19.4%
97225	24	46	91.7%
97239	76	99	30.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	1,200.1	842.7	-29.8%
97205	515.6	1,103.0	113.9%
97219	833.5	798.1	-4.2%
97221	1,091.4	1,150.4	5.4%
97225	871.3	927.6	6.5%
97239	686.2	921.7	34.3%
AVERAGE DAYS ON MKT			
97201	47	59	25.5%
97205	52	29	-44.2%
97219	19	31	63.2%
97221	26	43	65.4%
97225	15	34	126.7%
97239	27	33	22.2%
SOLD VS. LIST PRICE			
97201	97.9%	92.0%	-6.0%
97205	96.8%	95.9%	-1.0%
97219	102.1%	99.2%	-2.9%
97221	101.7%	97.3%	-4.3%
97225	100.3%	96.4%	-3.8%
97239	104.3%	97.8%	-6.3%
MONTHS OF INVENTORY			
97201	2.6	7.2	176.9%
97205	6.0	4.1	-31.7%
97219	1.1	3.2	190.9%
97221	2.0	2.7	35.0%
97225	0.5	1.6	220.0%
97239	1.6	3.4	112.5%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	308	239	-22.4%
97205	79	85	7.6%
97219	824	635	-22.9%
97221	217	189	-12.9%
97225	424	328	-22.6%
97239	403	302	-25.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	733.4	696.3	-5.1%
97205	612.6	556.0	-9.2%
97219	675.7	773	14.4%
97221	891.1	941.2	5.6%
97225	706.6	817.9	15.8%
97239	674.5	719.5	6.7%



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

GREATER PORTLAND BY ZIP	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97201	41	79	92.7%
97205	25	37	48.0%
97209	148	170	14.9%
97210	31	23	-25.8%
97214	9	7	-22.2%
97229	6	12	100.0%
97232	14	12	-14.3%
97239	31	44	41.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	589.6	514.8	-12.7%
97205	494.6	1,066.9	115.7%
97209	752.0	706.9	-6.0%
97210	591.7	626.2	5.8%
97214	289.5	380.4	31.4%
97229	614.2	507.7	-17.3%
97232	432.3	352.8	-18.4%
97239	894.4	867.7	-3.0%
AVERAGE DAYS ON MKT			
97201	45	63	40.0%
97205	52	25	-51.9%
97209	70	45	-35.7%
97210	54	35	-35.2%
97214	21	36	71.4%
97229	13	20	53.8%
97232	40	58	45.0%
97239	14	37	164.3%
SOLD VS. LIST PRICE			
97201	97.5%	96.5%	-1.0%
97205	96.8%	98.1%	1.3%
97209	97.4%	97.7%	0.2%
97210	99.9%	97.6%	-2.3%
97214	101.0%	99.4%	-1.5%
97229	99.6%	99.4%	-0.2%
97232	98.1%	96.1%	-2.1%
97239	98.8%	97.1%	-1.8%
MONTHS OF INVENTORY			
97201	2.0	6.6	230.00%
97205	5.0	3.7	-26.00%
97209	2.9	7.4	155.20%
97210	2.8	2.3	-17.90%
97229	2.3	2.3	0
97214	0.4	0.8	100.00%
97232	1.6	3.0	87.50%
97239	2.1	4.4	109.50%



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

GREATER PORTLAND BY AREA	Oct 2021	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	4	8	100.0%
North	37	39	5.4%
Northeast	48	53	10.4%
Southeast	45	64	42.2%
West/Raleigh Hills	287	371	29.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	675.0	352.7	-47.7%
North	390.8	382.8	-2.0%
Northeast	387.8	344.0	-11.3%
Southeast	432.0	432.1	0.0%
West/Raleigh Hills	691.8	704.8	1.9%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	15	15	0
North	47	54	14.9%
Northeast	27	31	14.8%
Southeast	26	31	19.2%
West/Raleigh Hills	52	39	-25.0%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.7%	99.7%	-0.1%
North	99.6%	99.4%	-0.1%
Northeast	100.3%	100.3%	-0.1%
Southeast	100.2%	98.2%	-2.0%
West/Raleigh Hills	98.2%	97.6%	-0.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.3	0.7	133.3%
North	1.9	2.8	47.4%
Northeast	1.3	5.3	307.7%
Southeast	1.3	3.4	161.5%
West/Raleigh Hills	2.4	4.6	91.7%