

11.22

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 DECEMBER 2022



Neighborhood Snapshot

November 2022

NEIGHBORHOOD SNAPSHOT	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	192	329	71.4%
NW Washington Co or Sauvie Island	79	192	143.0%
Portland North	135	220	63.0%
Portland Northeast	269	460	71.0%
Portland Southeast	401	712	77.6%
Portland West/Raleigh Hills	502	713	42.0%
Beaverton/Aloha	95	322	238.9%
Hillsboro/Forest Grove	154	324	110.4%
Tigard/Tualatin/Sherwood/Wilsonville	118	318	169.5%
Lake Oswego/West Linn	109	195	78.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	290	396	36.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	686.0	622.0	-9.3%
NW Washington Co or Sauvie Island	918.9	921.6	0.3%
Portland North	815.3	593.1	-27.3%
Portland Northeast	639.8	607.1	-5.1%
Portland Southeast	582.6	579.5	-0.5%
Portland West/Raleigh Hills	939.7	884.0	-5.9%
Beaverton/Aloha	634.7	610.3	-3.8%
Hillsboro/Forest Grove	697.2	756.1	8.4%
Tigard/Tualatin/Sherwood/Wilsonville	1,162.3	918.5	-21.0%
Lake Oswego/West Linn	1,705.6	1,909.6	12.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	881.5	825.6	-6.3%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	21	36	71.4%
NW Washington Co or Sauvie Island	24	37	54.2%
Portland North	23	42	82.6%
Portland Northeast	22	32	45.5%
Portland Southeast	27	38	40.7%
Portland West/Raleigh Hills	35	39	11.4%
Beaverton/Aloha	15	32	113.3%
Hillsboro/Forest Grove	20	36	80.0%
Tigard/Tualatin/Sherwood/Wilsonville	18	29	61.1%
Lake Oswego/West Linn	23	28	21.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	22	29	31.8%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.7%	97.3%	-3.4%
NW Washington Co or Sauvie Island	100.8%	99.4%	-1.4%
Portland North	101.4%	98.5%	-2.9%
Portland Northeast	102.1%	97.9%	-4.0%
Portland Southeast	100.9%	98.5%	-2.4%
Portland West/Raleigh Hills	100.7%	97.9%	-2.7%
Beaverton/Aloha	102.3%	99.5%	-2.7%
Hillsboro/Forest Grove	100.5%	98.5%	-2.0%
Tigard/Tualatin/Sherwood/Wilsonville	102.0%	98.9%	-3.0%
Lake Oswego/West Linn	99.4%	98.4%	-1.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	101.2%	99.4%	-1.8%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.0	2.6	160.0%
NW Washington Co or Sauvie Island	0.5	2.6	420.0%
Portland North	0.9	2.6	188.9%
Portland Northeast	0.8	2.5	212.5%
Portland Southeast	1.1	3.2	190.9%
Portland West/Raleigh Hills	1.7	4.8	182.4%
Beaverton/Aloha	0.4	2.7	575.0%
Hillsboro/Forest Grove	0.5	2.4	380.0%
Tigard/Tualatin/Sherwood/Wilsonville	0.5	2.5	400.0%
Lake Oswego/West Linn	0.8	2.7	237.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.2	2.6	116.7%



By the Numbers - Clackamas County

November 2022

CLACKAMAS COUNTY	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97015	34	46	35.3%
97034	39	77	97.4%
97035	30	55	83.3%
97045	72	128	77.8%
97068	47	70	48.9%
97086	75	102	36.0%
97219	58	112	93.1%
97222	30	54	80.0%
97267	28	42	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	574.4	1,065.1	85.4%
97034	2,139.4	2,228.8	4.2%
97035	875.0	1,341.4	53.3%
97045	782.0	1,345.4	72.0%
97068	1,718.8	1,853.8	7.9%
97086	937.1	980.6	4.6%
97219	808.2	799.8	-1.0%
97222	508.8	496.5	-2.4%
97267	468.9	552.7	17.9%
AVERAGE DAYS ON MKT			
97015	14	32	128.6%
97034	33	24	-27.3%
97035	22	37	68.2%
97045	22	24	9.1%
97068	20	25	25.0%
97086	24	29	20.8%
97219	23	24	4.3%
97222	15	14	-6.7%
97267	24	25	4.2%
SOLD VS. LIST PRICE			
97015	101.2%	98.9%	-2.3%
97034	96.0%	98.9%	3.0%
97035	101.3%	100.9%	-0.4%
97045	100.2%	98.9%	-1.3%
97068	101.1%	96.2%	-4.9%
97086	101.1%	99.8%	-1.2%
97219	100.5%	100.8%	0.3%
97222	102.0%	100.9%	-1.1%
97267	101.5%	99.2%	-2.2%
MONTHS OF INVENTORY			
97015	1.5	2.6	73.3%
97034	1.3	3.7	184.6%
97035	0.7	2.8	300.0%
97045	0.8	2.7	237.5%
97068	0.7	2.2	214.3%
97086	1.3	2.5	92.3%
97219	0.8	2.2	175.0%
97222	0.7	2.5	257.1%
97267	0.8	1.2	50.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	319	267	-16.3%
97034	526	347	-34.0%
97035	596	412	-30.9%
97045	963	765	-20.6%
97068	693	512	-26.1%
97086	847	607	-28.3%
97219	899	688	-23.5%
97222	519	417	-19.7%
97267	523	424	-18.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	505.1	532.6	5.4%
97034	1,301.0	1,388.7	6.7%
97035	761.0	779.6	2.4%
97045	578.8	622.0	7.5%
97068	764.1	900.3	17.8%
97086	649.8	723.6	11.4%
97219	677.2	770.1	13.7%
97222	474.5	516.1	8.8%
97267	517.6	550.9	6.4%



By the Numbers – Far West November 2022

FAR WEST	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97006	21	45	114.3%
97007	33	141	327.3%
97123	53	135	154.7%
97124	22	54	145.5%
97132	41	112	173.2%
97140	18	76	322.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	477.4	515.1	7.9%
97007	790.3	671.7	-15.0%
97123	637.8	763.5	19.7%
97124	965.6	806.1	-16.5%
97132	1,031.3	949.4	-7.9%
97140	1,022.3	1,165.0	14.0%
AVERAGE DAYS ON MKT			
97006	21	28	33.3%
97007	12	34	183.3%
97123	18	37	105.6%
97124	19	35	84.2%
97132	47	52	10.6%
97140	15	23	53.3%
SOLD VS. LIST PRICE			
97006	101.8%	99.3%	-2.5%
97007	102.0%	99.5%	-2.4%
97123	100.4%	98.6%	-1.8%
97124	101.3%	97.5%	-3.8%
97132	100.0%	94.6%	-5.4%
97140	101.1%	98.6%	-2.5%
MONTHS OF INVENTORY			
97006	0.4	1.5	275.0%
97007	0.5	3.4	580.0%
97123	0.5	2.6	420.0%
97124	0.3	2.1	600.0%
97132	0.8	3.4	325.0%
97140	0.5	3.0	500.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	666	518	-22.2%
97007	959	765	-20.2%
97123	1,066	800	-25.0%
97124	711	496	-30.2%
97132	572	517	-9.6%
97140	454	404	-11.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	457.1	500.1	9.4%
97007	564.6	631.5	11.8%
97123	531.4	604.4	13.7%
97124	524.9	570.7	8.7%
97132	545.8	582.1	6.7%
97140	655.3	719.7	9.8%



By the Numbers – Greater Portland November 2022

GREATER PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	79	192	143.0%
North	135	220	63.0%
Northeast	269	460	71.0%
Southeast	401	712	77.6%
West/Raleigh Hills	502	713	42.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	918.9	921.6	0.3%
North	815.3	593.1	-27.3%
Northeast	639.8	607.1	-5.1%
Southeast	582.6	579.5	-0.5%
West/Raleigh Hills	939.7	884.0	-5.9%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	24	37	54.2%
North	23	42	82.6%
Northeast	22	32	45.5%
Southeast	27	38	40.7%
West/Raleigh Hills	35	39	11.4%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	100.8%	99.4%	-1.4%
North	101.4%	98.5%	-2.9%
Northeast	102.1%	97.9%	-4.0%
Southeast	100.9%	98.5%	-2.4%
West/Raleigh Hills	100.7%	97.9%	-2.7%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.5	2.6	420.0%
North	0.9	2.6	188.9%
Northeast	0.8	2.5	212.5%
Southeast	1.1	3.2	190.9%
West/Raleigh Hills	1.7	4.8	182.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	1,567	1,176	-25.0%
North	1,650	1,270	-23.0%
Northeast	3,303	2,763	-16.3%
Southeast	4,352	3,482	-20.0%
West/Raleigh Hills	3,633	2,821	-22.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	662.5	766.1	15.6%
North	529.1	543.2	2.7%
Northeast	580.8	602.1	3.7%
Southeast	527.4	554.2	5.1%
West/Raleigh Hills	709.7	751.5	5.9%



By the Numbers – North Portland November 2022

NORTH PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97203	42	85	102.4%
97217	81	113	39.5%
97227	12	20	66.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	626.7	573.7	-8.5%
97217	901.2	588.7	-34.7%
97227	906.5	639.9	-29.4%
AVERAGE DAYS ON MKT			
97203	24	42	75.0%
97217	24	40	66.7%
97227	6	105	1650.0%
SOLD VS. LIST PRICE			
97203	102.0%	98.9%	-3.1%
97217	100.8%	98.2%	-2.6%
97227	100.0%	98.4%	-1.5%
MONTHS OF INVENTORY			
97203	0.6	2.2	266.7%
97217	1.0	2.6	160.0%
97227	12.0	10.0	-16.7%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	691	524	-24.2%
97217	878	689	-21.5%
97227	77	54	-29.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	499.0	507.1	1.6%
97217	544.0	555.4	2.1%
97227	638.1	720.2	12.9%



By the Numbers – Northeast Portland November 2022

NORTHEAST PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97211	65	94	44.6%
97212	25	60	140.0%
97213	32	71	121.9%
97232	11	31	181.8%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	673.6	622.1	-7.6%
97212	829.7	952.8	14.8%
97213	723.5	565.5	-21.8%
97232	666.6	647.7	-2.8%
AVERAGE DAYS ON MKT			
97211	21	34	61.9%
97212	18	23	27.8%
97213	13	37	184.6%
97232	22	58	163.6%
SOLD VS. LIST PRICE			
97211	101.8%	98.5%	-3.3%
97212	102.0%	98.8%	-3.1%
97213	104.7%	99.0%	-5.4%
97232	99.8%	95.9%	-3.9%
MONTHS OF INVENTORY			
97211	1.0	2.3	130.0%
97212	0.6	2.1	250.0%
97213	0.5	2.5	400.0%
97232	0.7	2.4	242.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	700	594	-15.1%
97212	515	369	-28.3%
97213	614	489	-20.4%
97232	166	150	-9.6%
AVERAGE SALES PRICE			
97211	595.9	643.4	8.0%
97212	829.9	898.5	8.3%
97213	636.9	622.0	-2.3%
97232	635.2	668.7	5.3%



By the Numbers – Northwest Portland November 2022

NORTHWEST PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97209	119	146	22.7%
97210	62	52	-16.1%
97229	59	157	166.1%
97231	38	40	5.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	786.1	700.7	-10.9%
97210	905.9	900.5	-0.6%
97229	1,334.9	1,011.8	-24.2%
97231	1,116.4	972.3	-12.9%
AVERAGE DAYS ON MKT			
97209	59	50	-15.3%
97210	35	40	14.3%
97229	18	27	50.0%
97231	100	87	-13.0%
SOLD VS. LIST PRICE			
97209	97.7%	93.2%	-4.6%
97210	101.4%	99.0%	-2.3%
97229	101.3%	99.2%	-2.0%
97231	101.8%	96.6%	-5.1%
MONTHS OF INVENTORY			
97209	3.8	6.3	65.8%
97210	2.4	5.8	141.7%
97229	0.5	2.7	440.0%
97231	3.2	8	150.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	457	408	-10.7%
97210	298	200	-32.9%
97229	1,404	1,024	-27.1%
97231	99	94	-5.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	553.1	539.4	-2.5%
97210	791.7	869.3	9.8%
97229	708.9	806.2	13.7%
97231	743.2	866.0	16.5%



By the Numbers – Southeast Portland November 2022

SOUTHEAST PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97202	47	109	131.9%
97206	81	133	64.2%
97214	37	46	24.3%
97215	25	42	68.0%
97216	33	59	78.8%
AVERAGE LIST PRICE			
97202	854.7	778.7	-8.9%
97206	547.1	536.0	-2.0%
97214	967.4	964.6	-0.3%
97215	618.0	890.1	44.0%
97216	583.1	380.7	-34.7%
AVERAGE DAYS ON MKT			
97202	20	47	135.0%
97206	22	28	27.3%
97214	34	29	-14.7%
97215	25	13	-48.0%
97216	20	12	-40.0%
SOLD VS. LIST PRICE			
97202	100.7%	97.8%	-2.9%
97206	101.1%	98.0%	-3.0%
97214	100.5%	97.9%	-2.5%
97215	102.6%	102.9%	0.3%
97216	101.1%	100.2%	-0.9%
MONTHS OF INVENTORY			
97202	0.8	2.5	212.5%
97206	1.0	2.0	100.0%
97214	0.9	2.2	144.4%
97215	0.8	2.8	250.0%
97216	1.9	6.6	247.4%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	759	570	-24.9%
97206	1,085	894	-17.6%
97214	366	304	-16.9%
97215	330	234	-29.1%
97216	234	210	-10.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	689.1	737.2	7.0%
97206	498.9	522.4	4.7%
97214	705.6	751.5	6.5%
97215	703.4	724.4	3.0%
97216	431.1	462.9	7.4%



By the Numbers – Southwest Portland November 2022

SOUTHWEST PORTLAND	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97201	76	117	53.9%
97205	23	45	95.7%
97219	58	112	93.1%
97221	33	35	6.1%
97225	22	36	63.6%
97239	57	92	61.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	1,165.0	856	-26.5%
97205	590.9	1,058.3	79.1%
97219	808.2	799.8	-1.0%
97221	1,014.9	1,117.9	10.1%
97225	953.5	951.4	-0.2%
97239	722.3	924.7	28.0%
AVERAGE DAYS ON MKT			
97201	54	62	14.8%
97205	34	92	170.6%
97219	23	24	4.3%
97221	25	45	80.0%
97225	25	45	80.0%
97239	31	47	51.6%
SOLD VS. LIST PRICE			
97201	99.0%	93.6%	-5.4%
97205	99.2%	96.7%	-2.5%
97219	100.5%	100.8%	0.3%
97221	101.3%	98.2%	-3.1%
97225	101.2%	98.5%	-2.6%
97239	100.4%	96.9%	-3.5%
MONTHS OF INVENTORY			
97201	2.5	10.6	324.0%
97205	5.8	22.5	287.9%
97219	0.8	2.2	175.0%
97221	1.7	4.4	158.8%
97225	0.5	2.3	360.0%
97239	2.0	5.4	170.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	338	251	-25.7%
97205	83	88	6.0%
97219	899	688	-23.5%
97221	237	197	-16.9%
97225	467	344	-26.3%
97239	432	320	-25.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	733.9	700.0	-4.6%
97205	616.6	546.3	-11.4%
97219	677.2	770.1	13.7%
97221	892.6	935.8	4.8%
97225	714.3	811.7	13.6%
97239	677.6	726.9	7.3%



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

GREATER PORTLAND BY AREA	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	2	8	300.0%
North	30	34	13.3%
Northeast	38	56	47.4%
Southeast	40	65	62.5%
West/Raleigh Hills	232	328	41.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	945.0	329.4	-65.1%
North	392.6	387.8	-1.2%
Northeast	392.0	399.2	1.8%
Southeast	496.1	425.8	-14.2%
West/Raleigh Hills	698.7	704.1	0.8%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	15	18	20.0%
North	24	36	50.0%
Northeast	26	61	134.6%
Southeast	37	29	-21.6%
West/Raleigh Hills	45	50	11.1%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.4%	101.1%	0.6%
North	100.7%	99.5%	-1.2%
Northeast	100.4%	99.1%	-1.2%
Southeast	98.9%	98.9%	0.0%
West/Raleigh Hills	99.0%	96.4%	-2.7%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.1	1.1	1000.0%
North	1.8	6.8	277.8%
Northeast	1.3	3.1	138.5%
Southeast	1.4	4.3	207.1%
West/Raleigh Hills	2.6	7.0	169.2%



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

GREATER PORTLAND BY ZIP	Nov 2021	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97201	37	72	94.60%
97205	18	36	100.0%
97209	115	143	24.3%
97210	26	22	-15.4%
97214	6	7	16.7%
97229	4	11	175.0%
97232	7	11	57.1%
97239	25	38	52.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	604.2	553.8	-8.3%
97205	585.4	1,083.5	85.1%
97209	752.7	695.3	-7.6%
97210	577.8	584.8	1.2%
97214	410.6	402.4	-2.0%
97229	739.8	491.4	-33.6%
97232	431.4	308.2	-28.6%
97239	909.7	842.6	-7.4%
AVERAGE DAYS ON MKT			
97201	62	65	4.8%
97205	43	92	114.0%
97209	59	52	-11.9%
97210	38	46	21.1%
97214	36	33	-8.3%
97229	13	18	38.5%
97232	36	91	152.8%
97239	35	31	-11.4%
SOLD VS. LIST PRICE			
97201	97.8%	96.3%	-1.5%
97205	98.3%	96.7%	-1.6%
97209	97.7%	94.9%	-2.9%
97210	101.9%	98.1%	-3.7%
97214	100.0%	97.4%	-2.6%
97229	101.4%	101.2%	-0.2%
97232	97.1%	99.0%	1.9%
97239	98.6%	97.0%	-1.6%
MONTHS OF INVENTORY			
97201	2.5	36.0	1340.0%
97205	6.0	18.0	200.0%
97209	3.7	6.5	75.7%
97210	2.2	3.1	40.9%
97229	0.9	2.3	155.6%
97214	0.3	1.4	366.7%
97232	1.2	2.2	83.3%
97239	1.9	5.4	184.2%