

12.22

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

December 2022

NEIGHBORHOOD SNAPSHOT	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	166	304	83.1%
NW Washington Co or Sauvie Island	58	166	186.2%
Portland North	112	194	73.2%
Portland Northeast	214	372	73.8%
Portland Southeast	267	562	110.5%
Portland West/Raleigh Hills	397	586	47.6%
Beaverton/Aloha	74	260	251.4%
Hillsboro/Forest Grove	93	278	198.9%
Tigard/Tualatin/Sherwood/Wilsonville	107	271	153.3%
Lake Oswego/West Linn	82	168	104.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	241	336	39.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	651.9	603.6	-7.4%
NW Washington Co or Sauvie Island	979.3	944.7	-3.5%
Portland North	899	616.9	-31.4%
Portland Northeast	662	619.9	-6.4%
Portland Southeast	579.7	593.9	2.4%
Portland West/Raleigh Hills	922.5	891.4	-3.4%
Beaverton/Aloha	606.7	625.5	3.1%
Hillsboro/Forest Grove	768.2	740.7	-3.6%
Tigard/Tualatin/Sherwood/Wilsonville	1,086.7	884.0	-18.7%
Lake Oswego/West Linn	2,372.5	2,031.6	-14.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	936.8	855.3	-8.7%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	34	45	32.4%
NW Washington Co or Sauvie Island	21	44	109.5%
Portland North	40	39	-2.5%
Portland Northeast	26	42	61.5%
Portland Southeast	30	46	53.3%
Portland West/Raleigh Hills	34	57	67.6%
Beaverton/Aloha	19	38	100.0%
Hillsboro/Forest Grove	22	36	63.6%
Tigard/Tualatin/Sherwood/Wilsonville	25	44	76.0%
Lake Oswego/West Linn	28	39	39.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	30	43	43.3%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.2%	98.5%	-0.7%
NW Washington Co or Sauvie Island	102.5%	99.2%	-3.2%
Portland North	100.7%	98.7%	-2.0%
Portland Northeast	101.1%	97.9%	-3.1%
Portland Southeast	100.9%	97.9%	-3.0%
Portland West/Raleigh Hills	100.2%	96.5%	-3.7%
Beaverton/Aloha	102.4%	99.1%	-3.2%
Hillsboro/Forest Grove	100.2%	98.7%	-1.6%
Tigard/Tualatin/Sherwood/Wilsonville	101.9%	98.7%	-3.1%
Lake Oswego/West Linn	100.6%	97.7%	-2.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.4%	99.0%	-1.4%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	0.9	2.8	211.1%
NW Washington Co or Sauvie Island	0.5	2.3	360.0%
Portland North	0.9	2.9	222.2%
Portland Northeast	0.7	2.4	242.9%
Portland Southeast	0.8	2.6	225.0%
Portland West/Raleigh Hills	1.5	4.6	206.7%
Beaverton/Aloha	0.3	1.8	500.0%
Hillsboro/Forest Grove	0.4	2.3	475.0%
Tigard/Tualatin/Sherwood/Wilsonville	0.5	2.2	340.0%
Lake Oswego/West Linn	0.6	2.7	350.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	0.8	2.7	237.5%



By the Numbers - Clackamas County December 2022

CLACKAMAS COUNTY	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97015	27	41	51.9%
97034	37	61	64.9%
97035	21	45	114.3%
97045	70	109	55.7%
97068	30	64	113.3%
97086	63	91	44.4%
97219	50	97	94.0%
97222	23	44	91.3%
97267	14	29	107.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	605.5	1,087.6	79.6%
97034	2,098.4	2,465.4	17.5%
97035	1,191.2	1,577.2	32.4%
97045	1,541.7	1,484.8	-3.7%
97068	3,200.0	1,859.3	-41.9%
97086	939.7	993.4	5.7%
97219	778.8	771.2	-1.0%
97222	493.0	542.5	10.0%
97267	453.2	558.5	23.2%
AVERAGE DAYS ON MKT			
97015	22	37	68.2%
97034	36	25	-30.6%
97035	16	28	75.0%
97045	22	44	100.0%
97068	35	51	45.7%
97086	31	50	61.3%
97219	21	30	42.9%
97222	47	53	12.8%
97267	23	20	-13.0%
SOLD VS. LIST PRICE			
97015	101.4%	98.0%	-3.4%
97034	99.5%	98.0%	-1.5%
97035	101.2%	98.3%	-2.8%
97045	99.9%	97.6%	-2.3%
97068	101.5%	97.2%	-4.2%
97086	99.9%	98.8%	-1.1%
97219	102.1%	98.4%	-3.6%
97222	99.7%	99.4%	-0.3%
97267	102.6%	99.0%	-3.5%
MONTHS OF INVENTORY			
97015	0.7	2.6	271.4%
97034	0.9	5.5	511.1%
97035	0.4	2.3	475.0%
97045	0.8	2.4	200.0%
97068	0.6	2.1	250.0%
97086	1.1	2.9	163.6%
97219	0.7	2.7	285.7%
97222	0.5	1.8	260.0%
97267	0.3	1.3	333.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97015	356	284	-20.2%
97034	565	359	-36.5%
97035	648	432	-33.3%
97045	1,051	810	-22.9%
97068	744	544	-26.9%
97086	904	639	-29.3%
97219	967	726	-24.9%
97222	562	442	-21.4%
97267	572	448	-21.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	508.2	529.5	4.2%
97034	1,314.6	1,397.4	6.3%
97035	771.0	770.6	-0.1%
97045	583.5	622.0	6.6%
97068	764.0	889.9	16.5%
97086	652.0	722.0	10.7%
97219	674.3	769.8	14.2%
97222	480.3	514.0	7.0%
97267	516.9	551.3	6.7%



By the Numbers – Far West December 2022

FAR WEST	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97006	20	31	55.0%
97007	31	120	287.1%
97123	40	124	210.0%
97124	15	45	200.0%
97132	35	101	188.6%
97140	15	59	293.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	415.9	501.2	20.5%
97007	768.6	691.7	-10.0%
97123	584.6	764.1	30.7%
97124	1,193.3	989.4	-17.1%
97132	1,059.2	915.7	-13.5%
97140	964.8	1,107.8	14.8%
AVERAGE DAYS ON MKT			
97006	18	25	38.9%
97007	16	39	143.8%
97123	23	44	91.3%
97124	15	40	166.7%
97132	43	44	2.3%
97140	24	38	58.3%
SOLD VS. LIST PRICE			
97006	102.3%	99.8%	-2.4%
97007	102.2%	99.2%	-2.9%
97123	99.3%	98.1%	-1.2%
97124	101.7%	99.7%	-1.9%
97132	98.3%	98.9%	0.6%
97140	100.9%	98.7%	-2.1%
MONTHS OF INVENTORY			
97006	0.3	1.6	433.3%
97007	0.4	2.5	525.0%
97123	0.5	2.1	320.0%
97124	0.3	2.0	566.7%
97132	0.7	4.6	557.1%
97140	0.5	2.2	340.0%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97006	726	537	-26.0%
97007	1,041	815	-21.7%
97123	1,142	861	-24.6%
97124	761	519	-31.8%
97132	621	542	-12.7%
97140	482	431	-10.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	458.9	501.7	9.30%
97007	565.4	627.8	11.00%
97123	534.2	604.4	13.10%
97124	526.4	567.6	7.80%
97132	551.1	580.0	5.20%
97140	665.9	722.0	8.40%



By the Numbers – Greater Portland December 2022

GREATER PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	58	166	186.2%
North	112	194	73.2%
Northeast	214	372	73.8%
Southeast	267	562	110.5%
West/Raleigh Hills	397	586	47.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	979.3	944.7	-3.5%
North	899.0	616.9	-31.4%
Northeast	662.0	619.9	-6.4%
Southeast	579.7	593.9	2.4%
West/Raleigh Hills	922.5	891.4	-3.4%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	21	44	109.5%
North	40	39	-2.5%
Northeast	26	42	61.5%
Southeast	30	46	53.3%
West/Raleigh Hills	34	57	67.6%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	102.5%	99.2%	-3.2%
North	100.7%	98.7%	-2.0%
Northeast	101.1%	97.9%	-3.1%
Southeast	100.9%	97.9%	-3.0%
West/Raleigh Hills	100.2%	96.5%	-3.7%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.5	2.3	360.0%
North	0.9	2.9	222.2%
Northeast	0.7	2.4	242.9%
Southeast	0.8	2.6	225.0%
West/Raleigh Hills	1.5	4.6	206.7%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
NW Washington Co/Sauvie Island	1,695	1,253	-26.1%
North	1,771	1,340	-24.3%
Northeast	3,599	2,921	-18.8%
Southeast	4,704	3,703	-21.3%
West/Raleigh Hills	3,903	2,951	-24.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co/Sauvie Island	665.5	763.6	14.7%
North	529.0	540.2	2.1%
Northeast	577.2	601.7	4.2%
Southeast	529.2	552.5	4.4%
West/Raleigh Hills	711.0	751.7	5.7%



By the Numbers – North Portland
December 2022

NORTH PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97203	38	76	100.0%
97217	66	100	51.5%
97227	9	17	88.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	633.3	602.3	-4.9%
97217	1,016.0	624.5	-38.5%
97227	1,173.1	634.4	-45.9%
AVERAGE DAYS ON MKT			
97203	33	42	27.3%
97217	48	38	-20.8%
97227	41	34	-17.1%
SOLD VS. LIST PRICE			
97203	100.3%	99.7%	-0.6%
97217	101.5%	98.0%	-3.5%
97227	94.7%	99.6%	5.2%
MONTHS OF INVENTORY			
97203	0.8	2.8	250.0%
97217	1.0	2.8	180.0%
97227	1.8	3.4	88.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97203	740	552	-25.4%
97217	945	726	-23.2%
97227	82	59	-28.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	499.7	502.1	0.5%
97217	544.7	554.7	1.8%
97227	642.5	707.9	10.2%



By the Numbers – Northeast Portland December 2022

NORTHEAST PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97211	53	83	56.6%
97212	14	50	257.1%
97213	24	51	112.5%
97232	9	27	200.0%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	761.0	614.3	-19.3%
97212	873.8	899.0	2.9%
97213	672.5	581.5	-13.5%
97232	607.1	725.8	19.6%
AVERAGE DAYS ON MKT			
97211	24	32	33.3%
97212	30	39	30.0%
97213	25	43	72.0%
97232	35	61	74.3%
SOLD VS. LIST PRICE			
97211	101.0%	99.1%	-1.9%
97212	102.7%	97.3%	-5.2%
97213	100.4%	97.1%	-3.2%
97232	104.3%	98.6%	-5.5%
MONTHS OF INVENTORY			
97211	0.9	2.2	144.4%
97212	0.3	2.8	833.3%
97213	0.5	1.7	240.0%
97232	0.7	4.5	542.9%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97211	758	634	-16.4%
97212	556	388	-30.2%
97213	667	520	-22.0%
97232	179	157	-12.3%
AVERAGE SALES PRICE			
97211	593.3	638.3	7.6%
97212	821.9	894.1	8.8%
97213	631.7	617.9	-2.2%
97232	632.7	668.4	5.6%



By the Numbers – Northwest Portland December 2022

NORTHWEST PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97209	89	118	32.6%
97210	47	45	-4.3%
97229	43	134	211.6%
97231	33	39	18.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	795.9	736.3	-7.5%
97210	902.6	1,024.5	13.5%
97229	1,471.1	1,008.7	-31.4%
97231	1,201.2	956.8	-20.3%
AVERAGE DAYS ON MKT			
97209	64	101	57.8%
97210	35	60	71.4%
97229	24	43	79.2%
97231	46	60	30.4%
SOLD VS. LIST PRICE			
97209	97.9%	96.5%	-1.5%
97210	100.1%	96.8%	-3.3%
97229	102.2%	98.4%	-3.7%
97231	102.1%	94.8%	-7.1%
MONTHS OF INVENTORY			
97209	2.3	8.4	265.2%
97210	1.8	4.5	150.0%
97229	0.4	2.1	425.0%
97231	3.3	39	1081.8%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97209	496	422	-14.9%
97210	324	211	-34.9%
97229	1,513	1,092	-27.8%
97231	109	95	-12.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	552.3	535.3	-3.1%
97210	790.9	864.9	9.4%
97229	711.7	804.4	13.0%
97231	732.3	863.6	17.9%



By the Numbers – Southeast Portland December 2022

SOUTHEAST PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97202	38	87	128.9%
97206	45	107	137.8%
97214	22	33	50.0%
97215	13	32	146.2%
97216	16	42	162.5%
AVERAGE LIST PRICE			
97202	729	772.9	6.0%
97206	559.5	538.4	-3.8%
97214	1,142.9	1,096.2	-4.1%
97215	757.2	955.4	26.2%
97216	669.0	433.2	-35.2%
AVERAGE DAYS ON MKT			
97202	23	48	108.7%
97206	28	44	57.1%
97214	33	36	9.1%
97215	29	39	34.5%
97216	26	44	69.2%
SOLD VS. LIST PRICE			
97202	101.5%	96.4%	-5.0%
97206	101.1%	98.7%	-2.3%
97214	101.3%	99.6%	-1.7%
97215	100.3%	98.6%	-1.7%
97216	100.8%	99.1%	-1.7%
MONTHS OF INVENTORY			
97202	0.6	2.6	333.3%
97206	0.7	1.9	171.4%
97214	0.8	2.2	175.0%
97215	0.5	2.1	320.0%
97216	0.6	2.3	283.3%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97202	821	606	-26.2%
97206	1,154	952	-17.5%
97214	394	319	-19.0%
97215	354	250	-29.4%
97216	259	228	-12.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	694.2	739.6	6.5%
97206	499.4	521.6	4.4%
97214	704.3	752.7	6.9%
97215	701.7	717.5	2.3%
97216	434.0	454.2	4.7%



By the Numbers – Southwest Portland December 2022

SOUTHWEST PORTLAND	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97201	68	94	38.2%
97205	23	38	65.2%
97219	50	97	94.0%
97221	22	25	13.6%
97225	16	28	75.0%
97239	41	69	68.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	990.6	889.8	-10.2%
97205	481.0	1,135.0	136.0%
97219	778.8	771.2	-1.0%
97221	918.4	993.2	8.1%
97225	1,080.3	964.5	-10.7%
97239	699.8	863.8	23.4%
AVERAGE DAYS ON MKT			
97201	25	52	108.0%
97205	59	106	79.7%
97219	21	30	42.9%
97221	28	65	132.1%
97225	24	55	129.2%
97239	25	54	116.0%
SOLD VS. LIST PRICE			
97201	96.8%	95.5%	-1.3%
97205	99.3%	89.9%	-9.5%
97219	102.1%	98.4%	-3.6%
97221	100.5%	95.2%	-5.2%
97225	102.1%	98.0%	-4.0%
97239	100.2%	96.5%	-3.7%
MONTHS OF INVENTORY			
97201	3.2	7.2	125.0%
97205	2.9	9.5	227.6%
97219	0.7	2.7	285.7%
97221	2.0	2.3	15.0%
97225	0.5	2.3	360.0%
97239	1.3	5.3	307.7%

Year to Date	2021	2022	% CHANGE
CLOSED SALES			
97201	359	264	-26.5%
97205	91	92	1.1%
97219	967	726	-24.9%
97221	248	208	-16.1%
97225	497	356	-28.4%
97239	464	333	-28.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	733.7	694.1	-5.4%
97205	616.0	571.2	-7.3%
97219	674.3	769.8	14.2%
97221	912.7	949.0	4.0%
97225	720.2	813.2	12.9%
97239	680.0	723.4	6.4%



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

GREATER PORTLAND BY ZIP	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97201	36	54	50.0%
97205	19	33	73.7%
97209	85	115	35.3%
97210	19	19	0
97214	3	4	33.3%
97229	0	8	N/A
97232	6	10	66.7%
97239	16	24	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	580.4	623.2	7.4%
97205	438.6	1,204.6	174.6%
97209	751.2	729.0	-3.0%
97210	593.5	661.5	11.5%
97214	289.6	348.5	20.3%
97229	0	544.4	N/A
97232	463.3	374.2	-19.2%
97239	1,091.2	685.0	-37.2%
AVERAGE DAYS ON MKT			
97201	28	41	46.4%
97205	62	0	-100.0%
97209	62	101	62.9%
97210	29	82	182.8%
97214	4	61	1425.0%
97229	18	27	50.0%
97232	65	111	70.8%
97239	17	45	164.7%
SOLD VS. LIST PRICE			
97201	99.4%	97.8%	-1.6%
97205	98.1%	0	-100.0%
97209	97.7%	96.5%	-1.3%
97210	98.3%	97.1%	-1.3%
97214	103.1%	93.0%	-9.8%
97229	103.4%	100.2%	-3.0%
97232	98.3%	101.7%	3.5%
97239	98.3%	96.6%	-1.7%
MONTHS OF INVENTORY			
97201	3	6.8	126.7%
97205	3.2	0	-100.0%
97209	2.3	8.2	256.5%
97210	1.5	4.8	220.0%
97229	1.0	2.0	100.0%
97214	0	1.6	N/A
97232	1.0	5.0	400.0%
97239	1.5	3.0	100.0%



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

GREATER PORTLAND BY AREA	Dec 2021	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	1	6	500.0%
North	24	29	20.8%
Northeast	38	51	34.2%
Southeast	34	35	2.9%
West/Raleigh Hills	178	263	47.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	190.0	345.0	81.6%
North	369.4	404.0	9.4%
Northeast	372.7	425.5	14.2%
Southeast	465.9	437.4	-6.1%
West/Raleigh Hills	691.3	738.0	6.8%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	14	12	-14.3%
North	54	56	3.7%
Northeast	34	51	50.0%
Southeast	27	59	118.5%
West/Raleigh Hills	42	72	71.4%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	102.7%	100.3%	-2.3%
North	99.5%	99.6%	0.0%
Northeast	100.0%	98.2%	-1.8%
Southeast	101.1%	97.7%	-3.3%
West/Raleigh Hills	98.7%	97.1%	-1.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.2	2.0	900.0%
North	1.4	3.2	128.6%
Northeast	1.2	5.7	375.0%
Southeast	1.4	1.5	7.1%
West/Raleigh Hills	1.9	6.9	263.2%