

EOY

End of Year
2022

By the Numbers



The data tells its own story. We'll show you how to read between the lines.

PUBLISHED JANUARY 2023


Windermere
REAL ESTATE

WINDERMERE REALTY TRUST



By the Numbers - Clackamas County End of Year 2022

CLACKAMAS COUNTY	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
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 CLOSED PRICE			
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%
AVERAGE DAYS ON MKT			
97015	17	24	41.2%
97034	28	20	-28.6%
97035	20	20	0
97045	20	27	35.0%
97068	21	26	23.8%
97086	32	27	-15.6%
97219	20	20	0
97222	17	22	29.4%
97267	15	20	33.3%
SOLD VS. LIST PRICE			
97015	102.8%	101.9%	-0.8%
97034	99.5%	101.0%	1.5%
97035	101.8%	102.4%	0.7%
97045	102.2%	100.8%	-1.4%
97068	101.9%	101.7%	-0.3%
97086	101.8%	101.3%	-0.5%
97219	102.3%	102.1%	-0.1%
97222	103.8%	103.4%	-0.3%
97267	103.8%	102.0%	-1.7%



By the Numbers – Far West End of Year 2022

FAR WEST	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
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 CLOSED PRICE			
97006	458.9	501.7	9.3%
97007	565.4	627.8	11.0%
97123	534.2	604.4	13.1%
97124	526.4	567.6	7.8%
97132	551.1	580	5.2%
97140	665.9	722	8.4%
AVERAGE DAYS ON MKT			
97006	14	18	28.6%
97007	12	21	75.0%
97123	18	22	22.2%
97124	18	18	0
97132	30	24	-20.0%
97140	19	20	5.3%
SOLD VS. LIST PRICE			
97006	103.6%	103.0%	-0.6%
97007	103.9%	102.8%	-1.0%
97123	102.0%	101.3%	-0.7%
97124	102.7%	101.9%	-0.8%
97132	100.5%	100.2%	-0.3%
97140	101.9%	101.5%	-0.4%



By the Numbers – Greater Portland End of Year 2022

GREATER PORTLAND	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
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 CLOSED PRICE			
NW Washington Co/Sauvie Island	665.5	763.6	14.7%
North	529	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%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	22	22	0
North	23	24	4.3%
Northeast	21	23	9.5%
Southeast	21	24	14.3%
West/Raleigh Hills	35	30	-14.3%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	102.3%	102.8%	0.5%
North	103.1%	103.0%	-0.1%
Northeast	103.1%	102.8%	-0.3%
Southeast	103.1%	102.3%	-0.7%
West/Raleigh Hills	101.0%	101.1%	0.1%



By the Numbers – North Portland
End of Year 2022

NORTH PORTLAND	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
97203	740	552	-25.4%
97217	945	726	-23.2%
97227	82	59	-28.0%
AVERAGE CLOSED PRICE			
97203	499.7	502.1	0.5%
97217	544.7	554.7	1.8%
97227	642.5	707.9	10.2%
AVERAGE DAYS ON MKT			
97203	16	22	37.5%
97217	28	26	-7.1%
97227	30	31	3.3%
SOLD VS. LIST PRICE			
97203	104.0%	103.3%	-0.6%
97217	102.5%	102.8%	0.3%
97227	101.6%	102.4%	0.8%



By the Numbers – Northeast Portland End of Year 2022

NORTHEAST PORTLAND	2021	2022	% CHANGE
AVAILABLE INVENTORY			
97211	758	634	-16.4%
97212	556	388	-30.2%
97213	667	520	-22.0%
97232	179	157	-12.3%
AVERAGE CLOSED 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%
AVERAGE DAYS ON MKT			
97211	22	25	13.6%
97212	23	16	-30.4%
97213	17	20	17.6%
97232	30	29	-3.3%
SOLD VS. LIST PRICE			
97211	103.4%	103.6%	0.2%
97212	102.8%	103.6%	0.8%
97213	103.8%	104.0%	0.2%
97232	102.3%	101.8%	-0.4%



By the Numbers – Northwest Portland End of Year 2022

NORTHWEST PORTLAND	2021	2022	% CHANGE
Closed Sales in Units			
97209	496	422	-14.9%
97210	324	211	-34.9%
97229	1,513	1,092	-27.8%
97231	109	95	-12.8%
AVERAGE CLOSED PRICE			
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%
AVERAGE DAYS ON MKT			
97209	67	48	-28.4%
97210	42	33	-21.4%
97229	21	20	-4.8%
97231	59	43	-27.1%
SOLD VS. LIST PRICE			
97209	97.1%	97.7%	0.6%
97210	100.1%	100.1%	0
97229	102.4%	103.1%	0.7%
97231	99.7%	95.9%	-3.7%



By the Numbers – Southeast Portland End of Year 2022

SOUTHEAST PORTLAND	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
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 CLOSED PRICE			
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%
AVERAGE DAYS ON MKT			
97202	18	24	33.3%
97206	18	21	16.7%
97214	22	23	4.5%
97215	20	17	-15.0%
97216	18	24	33.3%
SOLD VS. LIST PRICE			
97202	103.3%	102.6%	-0.6%
97206	103.9%	102.7%	-1.1%
97214	102.5%	102.6%	0.1%
97215	103.8%	104.3%	0.5%
97216	102.9%	102.2%	-0.7%



By the Numbers – Southwest Portland End of Year 2022

SOUTHWEST PORTLAND	2021	2022	% CHANGE
CLOSED SALES IN UNITS			
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 CLOSED PRICE			
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%
AVERAGE DAYS ON MKT			
97201	57	43	-24.6%
97205	55	45	-18.2%
97219	20	20	0
97221	24	31	29.2%
97225	20	20	0
97239	35	28	-20.0%
SOLD VS. LIST PRICE			
97201	98.7%	98.8%	0.1%
97205	98.6%	98.6%	0
97219	102.3%	102.1%	-0.1%
97221	102.5%	102.9%	0.4%
97225	102.5%	102.7%	0.2%
97239	101.2%	102.5%	1.2%