



By the Numbers

2.23


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

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BY THE NUMBERS

Neighborhood Snapshot - February 2023

NEIGHBORHOOD SNAPSHOT	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	236	145	62.8%
NW Washington Co or Sauvie Island	136	63	115.9%
Portland North	131	104	26.0%
Portland Northeast	261	199	31.2%
Portland Southeast	396	280	41.4%
Portland West/Raleigh Hills	542	425	27.5%
Beaverton/Aloha	174	90	93.3%
Hillsboro/Forest Grove	224	92	143.5%
Tigard/Tualatin/Sherwood/Wilsonville	254	101	151.5%
Lake Oswego/West Linn	180	77	133.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	317	211	50.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	672.7	614.8	9.4%
NW Washington Co or Sauvie Island	1,010.7	913.1	10.7%
Portland North	703.2	1,001.5	-29.8%
Portland Northeast	647.6	684.7	-5.4%
Portland Southeast	622.5	646.6	-3.7%
Portland West/Raleigh Hills	866.2	909.2	-4.7%
Beaverton/Aloha	666.2	675.6	-1.4%
Hillsboro/Forest Grove	775.4	900.9	-13.9%
Tigard/Tualatin/Sherwood/Wilsonville	865.7	1,097.5	-21.1%
Lake Oswego/West Linn	2,004.6	2,304.6	-13.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	910.4	914.8	-0.5%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	50	28	78.6%
NW Washington Co or Sauvie Island	61	34	79.4%
Portland North	54	20	170.0%
Portland Northeast	50	29	72.4%
Portland Southeast	54	23	134.8%
Portland West/Raleigh Hills	70	37	89.2%
Beaverton/Aloha	47	17	176.5%
Hillsboro/Forest Grove	50	17	194.1%
Tigard/Tualatin/Sherwood/Wilsonville	43	16	168.8%
Lake Oswego/West Linn	42	19	121.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	55	35	57.1%



BY THE NUMBERS

Neighborhood Snapshot - February 2023

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.6%	100.8%	-2.3%
NW Washington Co or Sauvie Island	99.3%	103.5%	-4.1%
Portland North	98.9%	105.0%	-5.8%
Portland Northeast	100.3%	104.1%	-3.6%
Portland Southeast	99.0%	103.5%	-4.3%
Portland West/Raleigh Hills	98.3%	101.0%	-2.7%
Beaverton/Aloha	99.3%	104.2%	-4.8%
Hillsboro/Forest Grove	99.5%	102.5%	-3.0%
Tigard/Tualatin/Sherwood/Wilsonville	98.9%	103.7%	-4.6%
Lake Oswego/West Linn	98.6%	103.4%	-4.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	97.8%	101.5%	-3.6%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.1	1.0	110.0%
NW Washington Co or Sauvie Island	1.9	0.7	171.4%
Portland North	1.7	1.1	54.5%
Portland Northeast	1.6	1.1	45.5%
Portland Southeast	1.9	1.0	90.0%
Portland West/Raleigh Hills	3.6	1.9	89.5%
Beaverton/Aloha	1.4	0.6	133.3%
Hillsboro/Forest Grove	1.7	0.5	240.0%
Tigard/Tualatin/Sherwood/Wilsonville	2.3	0.6	283.3%
Lake Oswego/West Linn	3.0	1.1	172.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.9	1.1	163.6%



BY THE NUMBERS

Beaverton/Hillsboro -February 2023

FAR WEST	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97005	12	12	0
97006	22	15	46.7%
97007	94	36	161.1%
97008	17	14	21.4%
97123	92	32	187.5%
97124	35	23	52.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	504.2	576.6	-12.6%
97006	420.4	408.1	3.0%
97007	764.0	863.0	-11.5%
97008	485.1	634.9	-23.6%
97123	877.5	852.4	2.9%
97124	990.4	943.5	5.0%
AVERAGE DAYS ON MKT			
97005	39	8	387.5%
97006	46	18	155.6%
97007	46	23	100.0%
97008	44	14	214.3%
97123	42	24	75.0%
97124	60	16	275.0%
SOLD VS. LIST PRICE			
97005	99.9%	105.3%	-5.1%
97006	98.9%	104.0%	-4.9%
97007	98.9%	104.5%	-5.3%
97008	99.1%	103.6%	-4.4%
97123	99.6%	101.7%	-2.2%
97124	99.2%	105.2%	-5.7%
MONTHS OF INVENTORY			
97005	1.2	0.5	140.0%
97006	1.0	0.4	150.0%
97007	2.3	0.8	187.5%
97008	0.7	0.7	0
97123	1.4	0.5	180.0%
97124	1.9	0.7	171.4%



BY THE NUMBERS

Beaverton/Hillsboro -February 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97005	22	36	-38.9%
97006	43	76	-43.4%
97007	68	98	-30.6%
97008	33	31	6.5%
97123	114	150	-24.0%
97124	41	68	-39.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	458.9	478.5	-4.1%
97006	487.7	459.1	6.2%
97007	546.8	583.8	-6.3%
97008	523.4	539.8	-3.0%
97123	563.6	551.7	2.2%
97124	525.5	534.0	-1.6%



BY THE NUMBERS

Clackamas County -February 2023

CLACKAMAS COUNTY	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97015	28	23	21.70%
97034	75	32	134.40%
97035	44	21	109.50%
97045	84	70	20.00%
97068	63	26	142.30%
97086	93	53	75.50%
97219	79	68	16.20%
97222	40	30	33.30%
97267	23	19	21.10%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	1,247.8	699.3	78.40%
97034	2,249.4	2,371.4	-5.10%
97035	1,739.1	773.0	125.00%
97045	1,560.2	1,494.5	4.40%
97068	1,837.8	3,345.8	-45.10%
97086	1,010.4	909.0	11.20%
97219	730.3	783.9	-6.80%
97222	531.4	415.8	27.80%
97267	551.8	602.3	-8.40%
AVERAGE DAYS ON MKT			
97015	50	29	72.40%
97034	31	24	29.20%
97035	50	23	117.40%
97045	43	32	34.40%
97068	49	13	276.90%
97086	72	39	84.60%
97219	57	23	147.80%
97222	45	26	73.10%
97267	32	31	3.20%
SOLD VS. LIST PRICE			
97015	97.4%	103.2%	-5.70%
97034	100.9%	101.1%	-0.20%
97035	98.0%	106.0%	-7.60%
97045	97.7%	100.4%	-2.70%
97068	96.7%	106.4%	-9.10%
97086	97.8%	101.5%	-3.60%
97219	99.3%	102.3%	-3.00%
97222	98.9%	104.2%	-5.10%
97267	99.8%	102.9%	-3.00%
MONTHS OF INVENTORY			
97015	1.9	1.2	58.30%
97034	4.2	1.3	223.10%
97035	2.6	1.1	136.40%
97045	2.0	1.1	81.80%
97068	2.2	1.0	120.00%
97086	3.2	1.2	166.70%
97219	2.0	1.4	42.90%
97222	2.1	0.9	133.30%
97267	1.1	1.0	10.00%



BY THE NUMBERS

Clackamas County -February 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97015	28	36	-22.2%
97034	29	52	-44.2%
97035	24	48	-50.0%
97045	68	119	-42.9%
97068	48	64	-25.0%
97086	43	95	-54.7%
97219	68	90	-24.4%
97222	38	60	-36.7%
97267	41	43	-4.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	504.2	485.4	3.9%
97034	1,268.6	1,472.7	-13.9%
97035	829.9	725.8	14.3%
97045	617.2	617.5	0.0%
97068	870.6	876.3	-0.7%
97086	677.8	733.6	-7.6%
97219	607.8	770.7	-21.1%
97222	443.3	544.0	-18.5%
97267	515.7	524.1	-1.6%



BY THE NUMBERS

North Portland - February 2023

NORTH PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97203	44	36	22.2%
97217	74	62	19.4%
97227	12	8	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	714.8	733.8	-2.6%
97217	734.5	1,081.1	-32.1%
97227	484.3	1,468.0	-67.0%
AVERAGE DAYS ON MKT			
97203	61	18	238.9%
97217	45	21	114.3%
97227	41	23	78.3%
SOLD VS. LIST PRICE			
97203	98.3%	105.0%	-6.4%
97217	99.8%	105.0%	-5.0%
97227	100.0%	104.8%	-4.6%
MONTHS OF INVENTORY			
97203	1.1	0.9	22.2%
97217	2.3	1.1	109.1%
97227	4.0	1.3	207.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	60	77	-22.1%
97217	56	102	-45.1%
97227	7	10	-30.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	438.5	467.8	-6.3%
97217	449.2	537.0	-16.4%
97227	568.0	574.4	-1.1%



BY THE NUMBERS

Northeast Portland - February 2023

NORTHEAST PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97211	56	41	36.6%
97212	41	19	115.8%
97213	32	25	28.0%
97232	21	17	23.5%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	654.9	636.3	2.9%
97212	927.2	1,020.80	-9.2%
97213	614.6	720.3	-14.7%
97232	805.6	743.5	8.4%
AVERAGE DAYS ON MKT			
97211	59	28	110.7%
97212	43	4	975.0%
97213	35	20	75.0%
97232	46	22	109.1%
SOLD VS. LIST PRICE			
97211	98.9%	106.5%	-7.1%
97212	100.8%	107.1%	-6.0%
97213	101.9%	104.0%	-2.0%
97232	102.6%	100.9%	1.6%
MONTHS OF INVENTORY			
97211	1.3	1.3	0
97212	2.7	1.5	80.0%
97213	1.0	0.7	42.9%
97232	1.9	2.4	-20.8%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	68	65	4.6%
97212	31	34	-8.8%
97213	54	74	-27.0%
97232	20	18	11.1%
AVERAGE SALES PRICE			
97211	569	596.8	-4.7%
97212	791.7	763.9	3.6%
97213	526.2	584.9	-10.0%
97232	536.5	515.7	4.0%



BY THE NUMBERS

Northwest Portland - February 2023

NORTHWEST PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97209	116	93	24.7%
97210	45	41	9.8%
97229	111	49	126.5%
97231	39	24	62.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	731.0	731.4	-0.1%
97210	1,040.5	870.4	19.5%
97229	1,075.3	1,118.6	-3.9%
97231	1,147.2	1,269.4	-9.6%
AVERAGE DAYS ON MKT			
97209	78	55	41.8%
97210	79	44	79.5%
97229	49	26	88.5%
97231	71	172	-58.7%
SOLD VS. LIST PRICE			
97209	98.0%	98.2%	-0.2%
97210	99.3%	98.8%	0.5%
97229	99.9%	104.5%	-4.4%
97231	98.6%	89.8%	9.7%
MONTHS OF INVENTORY			
97209	4.8	2.3	108.7%
97210	5.0	2.0	150.0%
97229	1.9	0.7	171.4%
97231	19.5	8.0	143.8%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	48	82	-41.5%
97210	12	38	-68.4%
97229	103	128	-19.5%
97231	3	8	-62.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	496.5	587.4	-15.5%
97210	763.6	1,087.9	-29.8%
97229	754.1	783.5	-3.8%
97231	289.6	586.4	-50.6%



BY THE NUMBERS

Southeast Portland - February 2023

SOUTHEAST PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97202	74	49	51.0%
97206	49	41	19.5%
97214	26	34	-23.5%
97215	20	16	25.0%
97216	29	21	38.1%
AVERAGE LIST PRICE			
97202	813.0	780.0	4.2%
97206	603.3	551.8	9.3%
97214	1,015.7	954.4	6.4%
97215	1,173.6	978.1	20.0%
97216	432.4	729.4	-40.7%
AVERAGE DAYS ON MKT			
97202	45	24	87.5%
97206	52	18	188.9%
97214	50	44	13.6%
97215	60	24	150.0%
97216	70	21	233.3%
SOLD VS. LIST PRICE			
97202	98.7%	104.3%	-5.4%
97206	99.1%	104.7%	-5.3%
97214	98.9%	105.2%	-5.9%
97215	98.4%	104.0%	-5.4%
97216	97.7%	102.0%	-4.3%
MONTHS OF INVENTORY			
97202	2.6	1.1	136.4%
97206	0.9	0.6	50.0%
97214	1.6	1.9	-15.8%
97215	1.2	1.0	20.0%
97216	1.2	1.1	9.1%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97202	2.6	1.1	136.4%
97206	0.9	0.6	50.0%
97214	1.6	1.9	-15.8%
97215	1.2	1.0	20.0%
97216	1.2	1.1	9.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	603.9	727.5	-17.0%
97206	479.3	507.1	-5.5%
97214	640.1	734.5	-12.9%
97215	692.4	735.2	-5.8%
97216	365.2	422.6	-13.6%



BY THE NUMBERS

Southwest Portland - February 2023

SOUTHWEST PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97201	77	89	-13.5%
97205	34	26	30.8%
97219	79	68	16.2%
97221	31	22	40.9%
97225	23	6	283.3%
97239	65	40	62.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	713.2	940.4	-24.2%
97205	1,454.7	1,236.2	17.7%
97219	730.3	783.9	-6.8%
97221	900.7	862.1	4.5%
97225	973.3	1,080.3	-9.9%
97239	763.8	828.9	-7.9%
AVERAGE DAYS ON MKT			
97201	99	52	90.4%
97205	200	59	239.0%
97219	57	23	147.8%
97221	21	21	0
97225	48	28	71.4%
97239	61	20	205.0%
SOLD VS. LIST PRICE			
97201	96.4%	96.7%	-0.3%
97205	95.9%	104.4%	-8.1%
97219	99.3%	102.3%	-3.0%
97221	97.8%	102.5%	-4.7%
97225	101.4%	100.0%	1.3%
97239	96.0%	105.4%	-8.9%
MONTHS OF INVENTORY			
97201	5.5	3.2	71.9%
97205	3.4	2.2	54.5%
97219	2.0	1.4	42.9%
97221	5.2	2.0	160.0%
97225	1.6	0.3	433.3%
97239	2.7	1.3	107.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97201	27	47	-42.6%
97205	12	19	-36.8%
97219	68	90	-24.4%
97221	12	30	-60.0%
97225	24	43	-44.2%
97239	37	59	-37.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	540.5	690.2	-21.7%
97205	402.1	496.4	-19.0%
97219	607.8	770.7	-21.1%
97221	976.2	823.3	18.6%
97225	764.5	758.0	0.9%
97239	638.8	674.6	-5.3%



BY THE NUMBERS

Tigard/Tualatin Portland - February 2023

SOUTHWEST PORTLAND	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97062	23	49	-53.1%
97140	48	12	300.0%
97223	40	25	60.0%
97224	118	29	306.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,615.8	1,477.6	9.4%
97140	1,113.2	860.4	29.4%
97223	667.8	638.9	4.5%
97224	682.1	529.2	28.9%
AVERAGE DAYS ON MKT			
97062	72	17	323.5%
97140	36	11	227.3%
97223	31	14	121.4%
97224	41	16	156.3%
SOLD VS. LIST PRICE			
97062	97.2%	103.0%	-5.7%
97140	100.3%	103.9%	-3.5%
97223	98.7%	104.7%	-5.8%
97224	99.2%	105.3%	-5.8%
MONTHS OF INVENTORY			
97062	1.3	0.9	44.4%
97140	2.5	0.5	400.0%
97223	1.4	0.6	133.3%
97224	3.3	0.6	450.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97062	23	49	-53.1%
97140	34	54	-37.0%
97223	51	72	-29.2%
97224	60	86	-30.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	589.8	732.5	-19.5%
97140	690.4	673.6	2.5%
97223	558.9	602.1	-7.2%
97224	529.0	571.5	-7.4%



BY THE NUMBERS

Portland Condos - February 2023

Condos by Area

GREATER PORTLAND BY AREA	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	6	2	200.0%
North	34	24	41.7%
Northeast	50	25	100.0%
Southeast	47	31	51.6%
West/Raleigh Hills	248	198	25.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	343.4	345.0	-0.5%
North	399.8	375.7	6.4%
Northeast	410.3	486.6	-15.7%
Southeast	408.4	498.9	-18.1%
West/Raleigh Hills	750.5	750.2	0.0%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	54	4	1250.0%
North	78	40	95.0%
Northeast	47	28	67.9%
Southeast	61	47	29.8%
West/Raleigh Hills	97	41	136.6%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	99.1%	103.1%	-3.8%
North	99.4%	99.9%	-0.5%
Northeast	99.1%	101.1%	-2.0%
Southeast	99.3%	101.3%	-2.0%
West/Raleigh Hills	98.0%	99.4%	-1.4%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.9	0.2	350.0%
North	4.3	1.4	207.1%
Northeast	2.8	0.9	211.1%
Southeast	2.0	1.1	81.8%
West/Raleigh Hills	3.8	2.0	90.0%



BY THE NUMBERS

Portland Condos - February 2023

Condos by Zip Code

GREATER PORTLAND BY ZIP	Feb 2023	Feb 2022	% CHANGE
AVAILABLE INVENTORY			
97201	48	55	-12.7%
97205	28	19	47.4%
97209	112	90	24.4%
97210	18	14	28.6%
97214	3	3	0
97229	9	4	125.0%
97232	8	10	-20.0%
97239	28	10	180.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	559.4	583.4	-4.1%
97205	1,479.0	1,387.0	6.6%
97209	720.5	709.9	1.5%
97210	693.5	656.2	5.7%
97214	366.3	338.0	8.4%
97229	546.0	322.0	69.6%
97232	420.6	505.3	-16.8%
97239	642.6	1,323.40	-51.4%
AVERAGE DAYS ON MKT			
97201	91	28	225.0%
97205	200	65	207.7%
97209	78	49	59.2%
97210	35	38	-7.9%
97214	109	77	41.6%
97229	54	4	1250.0%
97232	34	25	36.0%
97239	70	26	169.2%
SOLD VS. LIST PRICE			
97201	97.9%	100.5%	-2.7%
97205	95.9%	97.7%	-1.9%
97209	98.0%	98.3%	-0.3%
97210	99.4%	100.7%	-1.3%
97214	100.0%	99.8%	0.2%
97229	99.1%	102.9%	-3.7%
97232	98.4%	101.1%	-2.7%
97239	98.9%	99.9%	-1.0%
MONTHS OF INVENTORY			
97201	4.4	2.9	51.7%
97205	2.8	1.9	47.4%
97209	4.7	2.3	104.3%
97210	3.6	1.6	125.0%
97229	3.0	0.8	275.0%
97214	1.3	0.3	333.3%
97232	2.7	1.7	58.8%
97239	3.1	0.8	287.5%