



By the Numbers

3.23


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

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BY THE NUMBERS

Neighborhood Snapshot - March 2023

NEIGHBORHOOD SNAPSHOT	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	240	149	61.1%
NW Washington Co or Sauvie Island	156	56	178.6%
Portland North	165	111	48.6%
Portland Northeast	282	195	44.6%
Portland Southeast	418	280	49.3%
Portland West/Raleigh Hills	595	437	36.2%
Beaverton/Aloha	198	80	147.5%
Hillsboro/Forest Grove	203	98	107.1%
Tigard/Tualatin/Sherwood/Wilsonville	252	92	173.9%
Lake Oswego/West Linn	187	99	88.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	304	213	42.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	622.9	645.5	-3.5%
NW Washington Co or Sauvie Island	1,021.9	888.5	15.0%
Portland North	651.5	1,034.3	-37.0%
Portland Northeast	658.9	709.5	-7.1%
Portland Southeast	617.6	646.4	-4.5%
Portland West/Raleigh Hills	798.1	893.5	-10.7%
Beaverton/Aloha	658.9	699.4	-5.8%
Hillsboro/Forest Grove	771.6	770.7	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	881	1,162.7	-24.2%
Lake Oswego/West Linn	1,996.8	2,169.3	-8.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	909.2	938.6	-3.1%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	50	25	100.0%
NW Washington Co or Sauvie Island	40	17	135.3%
Portland North	56	18	211.1%
Portland Northeast	31	19	63.2%
Portland Southeast	42	17	147.1%
Portland West/Raleigh Hills	43	33	30.3%
Beaverton/Aloha	39	12	225.0%
Hillsboro/Forest Grove	43	17	152.9%
Tigard/Tualatin/Sherwood/Wilsonville	37	11	236.4%
Lake Oswego/West Linn	45	21	114.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	44	30	46.7%



BY THE NUMBERS

Neighborhood Snapshot - March 2023

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.9%	101.9%	-3.0%
NW Washington Co or Sauvie Island	99.5%	106.4%	-6.5%
Portland North	100.3%	106.7%	-6.0%
Portland Northeast	100.1%	106.4%	-5.9%
Portland Southeast	100.7%	105.6%	-4.6%
Portland West/Raleigh Hills	98.5%	103.3%	-4.7%
Beaverton/Aloha	100.1%	106.4%	-5.9%
Hillsboro/Forest Grove	99.7%	102.9%	-3.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.6%	105.3%	-5.4%
Lake Oswego/West Linn	98.4%	106.0%	-7.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	102.5%	-2.4%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.0	0.7	185.7%
NW Washington Co or Sauvie Island	1.9	0.6	216.7%
Portland North	1.8	0.8	125.0%
Portland Northeast	1.6	0.6	166.7%
Portland Southeast	1.5	0.8	87.5%
Portland West/Raleigh Hills	3.4	1.4	142.9%
Beaverton/Aloha	1.4	0.3	366.7%
Hillsboro/Forest Grove	1.4	0.4	250.0%
Tigard/Tualatin/Sherwood/Wilsonville	1.7	0.4	325.0%
Lake Oswego/West Linn	3.1	0.9	244.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.0	0.8	150.0%



BY THE NUMBERS

Clackamas County - March 2023

CLACKAMAS COUNTY	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97015	21	12	75.0%
97034	73	32	128.1%
97035	53	25	112.0%
97045	87	68	27.9%
97068	66	45	46.7%
97086	100	58	72.4%
97219	88	51	72.5%
97222	33	22	50.0%
97267	25	25	0
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	1,523.8	865.5	76.1%
97034	2,194.5	2,359.2	-7.0%
97035	1,696.1	707.5	139.7%
97045	1,613.1	1,552.9	3.9%
97068	1,900.8	2,756.9	-31.1%
97086	996.1	1,003.1	-0.7%
97219	760.7	872.4	-12.8%
97222	505.9	459.3	10.1%
97267	506.8	562.2	-9.9%
AVERAGE DAYS ON MKT			
97015	117	13	800.0%
97034	57	16	256.3%
97035	36	18	100.0%
97045	59	21	181.0%
97068	41	36	13.9%
97086	28	23	21.7%
97219	41	18	127.8%
97222	49	48	2.1%
97267	24	15	60.0%
SOLD VS. LIST PRICE			
97015	100.1%	105.1%	-4.7%
97034	98.0%	104.6%	-6.3%
97035	97.7%	107.8%	-9.4%
97045	99.0%	101.9%	-2.8%
97068	100.1%	105.2%	-4.8%
97086	100.0%	102.3%	-2.3%
97219	98.8%	104.3%	-5.3%
97222	100.0%	104.3%	-4.1%
97267	101.0%	106.1%	-4.8%
MONTHS OF INVENTORY			
97015	1.4	0.4	250.0%
97034	4.3	0.9	377.8%
97035	2.5	0.6	316.7%
97045	2.1	0.9	133.3%
97068	2.6	1.2	116.7%
97086	2.7	1.0	170.0%
97219	2.1	0.6	250.0%
97222	1.2	0.5	140.0%
97267	0.7	0.5	40.0%



BY THE NUMBERS

Clackamas County - March 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97015	43	66	-34.8%
97034	48	89	-46.1%
97035	46	90	-48.9%
97045	114	199	-42.7%
97068	73	101	-27.7%
97086	80	156	-48.7%
97219	109	176	-38.1%
97222	67	101	-33.7%
97267	76	90	-15.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	518.7	514.0	0.9%
97034	1,214.0	1,394.5	-12.9%
97035	949.1	805.8	17.8%
97045	619.7	612.8	1.1%
97068	828.2	936.8	-11.6%
97086	668.1	725.6	-7.9%
97219	656.7	736.5	-10.8%
97222	444.1	519.8	-14.6%
97267	528.7	548.4	-3.6%



BY THE NUMBERS

North Portland - March 2023

NORTH PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97203	47	31	51.6%
97217	103	73	41.1%
97227	12	7	71.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	47	31	51.6%
97217	103	73	41.1%
97227	12	7	71.4%
AVERAGE DAYS ON MKT			
97203	53	14	278.6%
97217	55	23	139.1%
97227	109	22	395.5%
SOLD VS. LIST PRICE			
97203	100.6%	106.4%	-5.4%
97217	100.3%	106.8%	-6.1%
97227	96.5%	106.7%	-9.5%
MONTHS OF INVENTORY			
97203	1.3	0.4	225.0%
97217	2.0	1.0	100.0%
97227	4.0	1.4	185.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	97	147	-34.0%
97217	108	173	-37.6%
97227	10	15	-33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	463.0	497.5	-6.9%
97217	491.9	550.4	-10.6%
97227	600.3	624.1	-3.8%



BY THE NUMBERS

Northeast Portland - March 2023

NORTHEAST PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97211	48	46	4.3%
97212	43	23	87.0%
97213	35	26	34.6%
97232	26	16	62.5%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	673.0	656.1	2.6%
97212	1,089.2	976.6	11.5%
97213	612.1	727.4	-15.9%
97232	765.4	672.2	13.9%
AVERAGE DAYS ON MKT			
97211	23	21	9.5%
97212	29	12	141.7%
97213	23	9	155.6%
97232	55	6	816.7%
SOLD VS. LIST PRICE			
97211	102.7%	108.4%	-5.3%
97212	98.8%	107.4%	-8.0%
97213	101.7%	108.3%	-6.0%
97232	95.5%	109.7%	-12.9%
MONTHS OF INVENTORY			
97211	1.4	0.6	133.3%
97212	2.4	0.7	242.9%
97213	0.9	0.5	80.0%
97232	1.7	1.2	41.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	102	138	-26.1%
97212	50	65	-23.1%
97213	95	131	-27.5%
97232	36	31	16.1%
AVERAGE SALES PRICE			
97211	567.4	620.8	-8.6%
97212	841.3	894.2	-5.9%
97213	526.1	604.9	-13.0%
97232	605.8	600.3	0.9%



BY THE NUMBERS

Northwest Portland - March 2023

NORTHWEST PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97209	135	110	22.7%
97210	51	38	34.2%
97229	114	57	100.0%
97231	44	24	83.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	697.2	738.9	-5.6%
97210	1,026.3	966.8	6.2%
97229	1,000.3	931.1	7.4%
97231	1,150.9	1,254.3	-8.2%
AVERAGE DAYS ON MKT			
97209	63	52	21.2%
97210	37	49	-24.5%
97229	39	17	129.4%
97231	41	13	215.4%
SOLD VS. LIST PRICE			
97209	96.4%	98.4%	-2.0%
97210	99.5%	101.5%	-2.0%
97229	99.5%	107.0%	-7.0%
97231	99.8%	101.3%	-1.5%
MONTHS OF INVENTORY			
97209	6.1	1.7	258.8%
97210	2.4	2.0	20.0%
97229	1.7	0.6	183.3%
97231	4.0	2.4	66.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	102	138	-26.1%
97210	50	65	-23.1%
97229	95	131	-27.5%
97231	36	31	16.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	567.4	620.8	-8.6%
97210	841.3	894.2	-5.9%
97229	526.1	604.9	-13.0%
97231	605.8	600.3	0.9%



BY THE NUMBERS

Southeast Portland - March 2023

SOUTHEAST PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97202	78	55	41.8%
97206	67	38	76.3%
97214	32	16	100.0%
97215	22	16	37.5%
97216	34	26	30.8%
AVERAGE LIST PRICE			
97202	823.7	794.3	3.7%
97206	579.1	561.6	3.1%
97214	871.9	1,019.7	-14.5%
97215	1,052.6	1,044.7	0.8%
97216	539.7	688.5	-21.6%
AVERAGE DAYS ON MKT			
97202	46	11	318.2%
97206	51	13	292.3%
97214	33	18	83.3%
97215	26	16	62.5%
97216	47	29	62.1%
SOLD VS. LIST PRICE			
97202	101.2%	105.8%	-4.4%
97206	101.2%	105.9%	-4.4%
97214	99.9%	106.8%	-6.4%
97215	104.5%	113.5%	-7.9%
97216	101.7%	105.6%	-3.7%
MONTHS OF INVENTORY			
97202	1.6	1.1	45.5%
97206	1.2	0.4	200.0%
97214	1.8	0.5	260.0%
97215	1.2	0.9	33.3%
97216	3.1	1.1	181.8%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97202	95	132	-28.0%
97206	138	228	-39.5%
97214	41	66	-37.9%
97215	47	45	4.4%
97216	50	63	-20.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	628.9	719.1	-12.5%
97206	479.3	519.7	-7.8%
97214	644.0	769.7	-16.3%
97215	683.3	752.1	-9.1%



BY THE NUMBERS

Southeast Portland - March 2023

97216	377.9	425.9	-11.3%
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BY THE NUMBERS

Southwest Portland - March 2023

SOUTHWEST PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97201	85	90	-5.6%
97205	40	22	81.8%
97219	88	51	72.5%
97221	30	16	87.5%
97225	22	15	46.7%
97239	70	56	25.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	612.5	905.2	-32.3%
97205	1,174.8	1,278.0	-8.1%
97219	760.7	872.4	-12.8%
97221	794.8	788.8	0.8%
97225	906.6	732.2	23.8%
97239	720.4	827.8	-13.0%
AVERAGE DAYS ON MKT			
97201	55	40	37.5%
97205	120	68	76.5%
97219	41	18	127.8%
97221	28	27	3.7%
97225	25	22	13.6%
97239	36	27	33.3%
SOLD VS. LIST PRICE			
97201	96.6%	103.9%	-7.0%
97205	96.7%	97.7%	-1.0%
97219	98.8%	104.3%	-5.3%
97221	98.9%	105.6%	-6.3%
97225	100.7%	105.5%	-4.6%
97239	98.3%	104.7%	-6.1%
MONTHS OF INVENTORY			
97201	5.3	3.9	35.9%
97205	10	1.7	488.2%
97219	2.1	0.6	250.0%
97221	2.1	0.9	133.3%
97225	1.1	0.7	57.1%
97239	4.1	1.5	173.3%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97201	43	70	-38.6%
97205	16	32	-50.0%
97219	109	176	-38.1%
97221	26	48	-45.8%
97225	44	64	-31.3%
97239	54	96	-43.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	545.3	640.4	-14.9%
97205	415.8	504.5	-17.6%
97219	656.7	736.5	-10.8%
97221	1,054.9	998.5	5.6%
97225	736.5	800.5	-8.0%
97239	635.7	666.3	-4.6%



BY THE NUMBERS

Beaverton/Hillsboro - March 2023

FAR WEST	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97005	15	9	66.7%
97006	19	23	-17.4%
97007	104	23	352.2%
97008	23	14	64.3%
97123	90	39	130.8%
97124	36	22	63.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	502.6	638.0	-21.2%
97006	530.4	456.6	16.2%
97007	749.8	1,019.1	-26.4%
97008	529.4	495.4	6.9%
97123	838.5	844.7	-0.7%
97124	1,036.6	989.6	4.7%
AVERAGE DAYS ON MKT			
97005	19	4	375.0%
97006	25	14	78.6%
97007	43	14	207.1%
97008	44	13	238.5%
97123	38	13	192.3%
97124	31	11	181.8%
SOLD VS. LIST PRICE			
97005	100.7%	109.0%	-7.6%
97006	99.6%	105.2%	-5.3%
97007	99.3%	105.5%	-5.9%
97008	101.4%	107.0%	-5.3%
97123	99.5%	103.3%	-3.7%
97124	99.5%	106.4%	-6.4%
MONTHS OF INVENTORY			
97005	1.2	0.6	100.0%
97006	0.7	0.5	40.0%
97007	2.2	0.2	1000.0%
97008	1.0	0.3	233.3%
97123	1.7	0.6	183.3%
97124	1.0	0.4	150.0%



BY THE NUMBERS

Beaverton/Hillsboro - March 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

Tigard/Tualatin Portland - March 2023

SOUTHWEST PORTLAND	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97062	17	23	-26.1%
97140	54	18	200.0%
97223	37	18	105.6%
97224	105	24	337.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,897.1	1,421.2	33.5%
97140	1,167.4	835.1	39.8%
97223	734.4	655.8	12.0%
97224	646.4	615.4	5.0%
AVERAGE DAYS ON MKT			
97062	38	6	533.3%
97140	36	12	200.0%
97223	46	16	187.5%
97224	31	11	181.8%
SOLD VS. LIST PRICE			
97062	99.5%	107.1%	-7.1%
97140	99.2%	102.9%	-3.6%
97223	99.8%	106.7%	-6.5%
97224	100.2%	105.9%	-5.4%
MONTHS OF INVENTORY			
97062	0.9	0.6	50.0%
97140	1.4	0.5	180.0%
97223	1.0	0.3	233.3%
97224	2.0	0.4	400.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97062	41	86	-52.3%
97140	73	88	-17.0%
97223	88	134	-34.3%
97224	112	140	-20.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	625.5	745.4	-16.1%
97140	742.7	681.9	8.9%
97223	595.1	599.7	-0.8%
97224	566.6	616.7	-8.1%



BY THE NUMBERS

Portland Condos - March 2023

Condos by Area

GREATER PORTLAND BY AREA	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	3	2	50.0%
North	49	15	226.7%
Northeast	52	23	126.1%
Southeast	62	32	93.8%
West/Raleigh Hills	299	222	34.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	374.6	365	2.6%
North	380.9	427.9	-11.0%
Northeast	368.9	447.6	-17.6%
Southeast	393.4	465	-15.4%
West/Raleigh Hills	674.5	754.2	-10.6%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	31	6	416.7%
North	69	43	60.5%
Northeast	32	23	39.1%
Southeast	41	19	115.8%
West/Raleigh Hills	56	47	19.1%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.0%	105.3%	-5.0%
North	98.9%	100.8%	-1.8%
Northeast	98.7%	101.4%	-2.6%
Southeast	99.9%	101.7%	-1.8%
West/Raleigh Hills	97.5%	99.4%	-1.9%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.4	0.5	-20.0%
North	4.1	1.0	310.0%
Northeast	2.1	0.6	250.0%
Southeast	1.8	1.0	80.0%
West/Raleigh Hills	4.5	1.5	200.0%



BY THE NUMBERS

Portland Condos - March 2023

Condos by Zip Code

GREATER PORTLAND BY ZIP	March 2023	March 2022	% CHANGE
AVAILABLE INVENTORY			
97201	61	58	5.2%
97205	32	18	77.8%
97209	131	107	22.4%
97210	21	12	75.0%
97214	4	0	N/A
97229	9	5	80.0%
97232	12	9	33.3%
97239	35	20	75.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	497.5	559.7	-11.1%
97205	1,145.2	1,503.9	-23.9%
97209	683.2	713.2	-4.2%
97210	643.2	689.4	-6.7%
97214	449.8	0	N/A
97229	679.8	717	-5.2%
97232	372.3	425.8	-12.6%
97239	638.2	927.6	-31.2%
AVERAGE DAYS ON MKT			
97201	52	54	-3.7%
97205	120	78	53.8%
97209	63	52	21.2%
97210	53	74	-28.4%
97214	0	48	-100.0%
97229	26	5	420.0%
97232	40	7	471.4%
97239	28	35	-20.0%
SOLD VS. LIST PRICE			
97201	98.2%	100.0%	-1.8%
97205	96.7%	95.8%	0.9%
97209	96.4%	98.4%	-2.0%
97210	96.9%	99.2%	-2.3%
97214	0	100.1%	-100.0%
97229	100.0%	105.2%	-4.9%
97232	98.7%	100.9%	-2.2%
97239	98.2%	99.8%	-1.6%
MONTHS OF INVENTORY			
97201	5.1	3.4	50.0%
97205	8.0	1.6	400.0%
97209	6.0	1.7	252.9%
97210	3.5	1.0	250.0%
97229	0	0	N/A
97214	0.9	0.4	125.0%
97232	2.4	1.1	118.2%
97239	5.1	3.4	50.0%