



# By the Numbers

6.23

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
JULY 2023



## BY THE NUMBERS

Neighborhood Snapshot - June 2023

NEIGHBORHOOD SNAPSHOT	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	361	264	36.7%
NW Washington Co or Sauvie Island	224	173	29.5%
Portland North	260	242	7.4%
Portland Northeast	387	438	-11.6%
Portland Southeast	577	600	-3.8%
Portland West/Raleigh Hills	866	752	15.2%
Beaverton/Aloha	257	277	-7.2%
Hillsboro/Forest Grove	284	298	-4.7%
Tigard/Tualatin/Sherwood/Wilsonville	366	260	40.8%
Lake Oswego/West Linn	277	180	53.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	434	380	14.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	611.2	621.2	-1.6%
NW Washington Co or Sauvie Island	1,017.9	861.2	18.2%
Portland North	687.8	744.0	-7.6%
Portland Northeast	677.7	666.1	1.7%
Portland Southeast	634.7	623.6	1.8%
Portland West/Raleigh Hills	864.5	900.3	-4.0%
Beaverton/Aloha	734.5	656.9	11.8%
Hillsboro/Forest Grove	728.3	754.3	-3.4%
Tigard/Tualatin/Sherwood/Wilsonville	833.6	958.0	-13.0%
Lake Oswego/West Linn	1,553.7	1,929.6	-19.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	876.6	849.8	3.2%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	24	20	20.0%
NW Washington Co or Sauvie Island	23	9	155.6%
Portland North	27	12	125.0%
Portland Northeast	20	14	42.9%
Portland Southeast	23	15	53.3%
Portland West/Raleigh Hills	37	16	131.3%
Beaverton/Aloha	18	14	28.6%
Hillsboro/Forest Grove	26	11	136.4%
Tigard/Tualatin/Sherwood/Wilsonville	26	10	160.0%
Lake Oswego/West Linn	20	13	53.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	29	19	52.6%



## BY THE NUMBERS

Neighborhood Snapshot - June 2023

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.0%	101.2%	-1.1%
NW Washington Co or Sauvie Island	100.3%	104.5%	-4.0%
Portland North	101.8%	104.5%	-2.5%
Portland Northeast	101.0%	103.8%	-2.7%
Portland Southeast	101.3%	103.5%	-2.1%
Portland West/Raleigh Hills	98.0%	102.8%	-4.7%
Beaverton/Aloha	101.4%	104.3%	-2.8%
Hillsboro/Forest Grove	100.7%	101.6%	-0.8%
Tigard/Tualatin/Sherwood/Wilsonville	100.2%	103.8%	-3.5%
Lake Oswego/West Linn	99.0%	102.7%	-3.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.3%	102.2%	-2.8%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.7	1.3	107.7%
NW Washington Co or Sauvie Island	2.2	1.1	100.0%
Portland North	3.1	1.7	82.4%
Portland Northeast	1.6	1.4	14.3%
Portland Southeast	2.3	1.6	43.8%
Portland West/Raleigh Hills	3.5	2.4	45.8%
Beaverton/Aloha	1.5	1.1	36.4%
Hillsboro/Forest Grove	2.0	1.2	66.7%
Tigard/Tualatin/Sherwood/Wilsonville	1.6	1.0	60.0%
Lake Oswego/West Linn	3.0	1.3	130.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	1.3	69.2%



## BY THE NUMBERS

Beaverton/Hillsboro - June 2023

FAR WEST	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	26	23	13.0%
97006	44	53	-17.0%
97007	132	120	10.0%
97008	30	37	-18.9%
97123	103	123	-16.3%
97124	51	74	-31.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	578.2	552.2	4.7%
97006	566.6	533.2	6.3%
97007	848.9	725.1	17.1%
97008	699.4	711.2	-1.7%
97123	762.8	860.6	-11.4%
97124	1,001.8	787.2	27.3%
<b>AVERAGE DAYS ON MKT</b>			
97005	25	5	400.0%
97006	13	10	30.0%
97007	16	24	-33.3%
97008	18	9	100.0%
97123	31	12	158.3%
97124	15	8	87.5%
<b>SOLD VS. LIST PRICE</b>			
97005	102.6%	104.1%	-1.5%
97006	101.8%	104.8%	-2.9%
97007	100.6%	103.7%	-3.0%
97008	102.3%	105.9%	-3.3%
97123	100.8%	101.8%	-1.0%
97124	100.2%	101.1%	-0.9%
<b>MONTHS OF INVENTORY</b>			
97005	1.9	0.8	137.5%
97006	1.3	0.8	62.5%
97007	2.3	1.5	53.3%
97008	1.1	0.9	22.2%
97123	1.5	1.5	0
97124	1.3	1.1	18.2%





## BY THE NUMBERS

Beaverton/Hillsboro - June 2023

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97005</b>	22	36	-38.9%
<b>97006</b>	45	76	-40.8%
<b>97007</b>	71	99	-28.3%
<b>97008</b>	34	31	9.7%
<b>97123</b>	119	153	-22.2%
<b>97124</b>	41	67	-38.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97005</b>	458.9	478.5	-4.1%
<b>97006</b>	484.9	459.1	5.6%
<b>97007</b>	551.0	581.9	-5.3%
<b>97008</b>	526.0	539.8	-2.6%
<b>97123</b>	564.1	552.3	2.1%
<b>97124</b>	525.5	534.2	-1.6%



## BY THE NUMBERS

Clackamas County - June 2023

CLACKAMAS COUNTY	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	28	28	0
97034	95	51	86.3%
97035	85	65	30.8%
97045	143	144	-0.7%
97068	100	76	31.6%
97086	135	124	8.9%
97219	137	97	41.2%
97222	59	42	40.5%
97267	40	47	-14.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	788.7	782.9	0.7%
97034	2,160.9	2,453.1	-11.9%
97035	1,308.4	1,107.7	18.1%
97045	1,300.7	1,170.2	11.2%
97068	1,115.3	2,058.7	-45.8%
97086	959.7	863.8	11.1%
97219	872.7	908.1	-3.9%
97222	590.1	498.9	18.3%
97267	569.1	597.8	-4.8%
<b>AVERAGE DAYS ON MKT</b>			
97015	30	10	200.0%
97034	22	13	69.2%
97035	22	12	83.3%
97045	31	20	55.0%
97068	14	14	0
97086	32	24	33.3%
97219	29	7	314.3%
97222	21	12	75.0%
97267	18	12	50.0%
<b>SOLD VS. LIST PRICE</b>			
97015	101.9%	103.6%	-1.6%
97034	98.7%	101.2%	-2.4%
97035	99.3%	102.5%	-3.2%
97045	99.3%	101.4%	-2.1%
97068	99.5%	104.1%	-4.4%
97086	97.7%	102.1%	-4.3%
97219	100.5%	104.6%	-3.9%
97222	102.0%	104.0%	-2.0%
97267	100.2%	103.6%	-3.3%
<b>MONTHS OF INVENTORY</b>			
97015	1.6	1.0	60.0%
97034	3.1	1.9	63.2%
97035	2.3	1.2	91.7%
97045	2.7	1.5	80.0%
97068	3.7	1.4	164.3%
97086	2.4	1.6	50.0%
97219	2.2	1.3	69.2%
97222	2.2	0.9	144.4%
97267	1.1	0.8	37.5%



## BY THE NUMBERS

Clackamas County - June 2023

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
<b>97015</b>	100	140	-28.6%
<b>97034</b>	136	204	-33.3%
<b>97035</b>	147	242	-39.3%
<b>97045</b>	258	439	-41.2%
<b>97068</b>	199	276	-27.9%
<b>97086</b>	205	356	-42.4%
<b>97219</b>	275	406	-32.3%
<b>97222</b>	144	256	-43.8%
<b>97267</b>	170	236	-28.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97015</b>	519.4	547.6	-5.1%
<b>97034</b>	1,469.1	1,427.5	2.9%
<b>97035</b>	881.9	781.7	12.8%
<b>97045</b>	617.5	637.2	-3.1%
<b>97068</b>	859.8	920.4	-6.6%
<b>97086</b>	693.4	732.1	-5.3%
<b>97219</b>	650.4	766.3	-15.1%
<b>97222</b>	473.3	529.9	-10.7%
<b>97267</b>	544.6	561.3	-3.0%



## BY THE NUMBERS

North Portland - June 2023

NORTH PORTLAND	June 2023	June 2022	% CHANGE
AVAILABLE INVENTORY			
97203	82	79	3.8%
97217	152	148	2.7%
97227	19	14	35.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	670.7	616.0	8.9%
97217	698.3	818.3	-14.7%
97227	806.2	855.1	-5.7%
AVERAGE DAYS ON MKT			
97203	34	12	183.3%
97217	21	12	75.0%
97227	4	4	0
SOLD VS. LIST PRICE			
97203	100.7%	103.8%	-2.9%
97217	103.0%	104.8%	-1.7%
97227	96.3%	109.6%	-12.1%
MONTHS OF INVENTORY			
97203	2.1	1.1	90.9%
97217	3.4	2.2	54.5%
97227	9.5	3.5	171.4%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	201	346	-41.9%
97217	244	421	-42.0%
97227	21	36	-41.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	465.7	517.9	-10.1%
97217	522.0	574.0	-9.1%
97227	557.3	723.8	-23.0%





## BY THE NUMBERS

Northeast Portland - June 2023

NORTHEAST PORTLAND	June 2023	June 2022	% CHANGE
AVAILABLE INVENTORY			
97211	69	93	-25.8%
97212	42	41	2.4%
97213	61	67	-9.0%
97232	35	46	-23.9%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	761.0	654.8	16.2%
97212	1,121.3	920.8	21.8%
97213	674.6	695.9	-3.1%
97232	755.3	657.7	14.8%
AVERAGE DAYS ON MKT			
97211	18	11	63.6%
97212	19	13	46.2%
97213	16	9	77.8%
97232	27	9	200.0%
SOLD VS. LIST PRICE			
97211	102.6%	104.0%	-1.4%
97212	100.6%	104.2%	-3.5%
97213	101.5%	105.3%	-3.6%
97232	97.1%	103.5%	-6.2%
MONTHS OF INVENTORY			
97211	1.3	1.4	-7.1%
97212	1.2	0.7	71.4%
97213	1.5	1.4	7.1%
97232	2.7	2.6	3.8%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	247	360	-31.4%
97212	150	203	-26.1%
97213	216	309	-30.1%
97232	66	86	-23.3%
AVERAGE SALES PRICE			
97211	588.8	662.6	-11.1%
97212	881.7	934.3	-5.6%
97213	599.1	617.1	-2.9%
97232	673.6	668.4	0.8%



## BY THE NUMBERS

Northwest Portland - June 2023

NORTHWEST PORTLAND	June 2023	June 2022	% CHANGE
AVAILABLE INVENTORY			
97209	173	171	1.2%
97210	67	51	31.4%
97229	188	145	29.7%
97231	61	40	52.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	607.5	741.3	-18.0%
97210	827.8	985.3	-16.0%
97229	952.1	981.5	-3.0%
97231	1,273.9	849.8	49.9%
AVERAGE DAYS ON MKT			
97209	87	33	163.6%
97210	23	8	187.5%
97229	20	9	122.2%
97231	38	52	-26.9%
SOLD VS. LIST PRICE			
97209	91.7%	97.3%	-5.7%
97210	94.7%	101.6%	-6.8%
97229	100.4%	104.4%	-3.8%
97231	97.7%	98.1%	-0.4%
MONTHS OF INVENTORY			
97209	5.6	6.1	-8.2%
97210	3.2	1.8	77.8%
97229	2.3	1.1	109.1%
97231	4.7	4.0	17.5%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	150	270	-44.4%
97210	95	125	-24.0%
97229	398	580	-31.4%
97231	36	44	-18.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	549.5	555.2	-1.0%
97210	816.9	948.0	-13.8%
97229	828.2	836.6	-1.0%
97231	578.9	891.1	-35.0%



## BY THE NUMBERS

Southeast Portland - June 2023

SOUTHEAST PORTLAND	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	112	89	25.8%
97206	101	126	-19.8%
97214	45	56	-19.6%
97215	40	32	25.0%
97216	55	37	48.6%
<b>AVERAGE LIST PRICE</b>			
97202	794.3	818.0	-2.9%
97206	600.4	595.1	0.9%
97214	943.4	932.5	1.2%
97215	835.5	819.8	1.9%
97216	525.5	523.1	0.5%
<b>AVERAGE DAYS ON MKT</b>			
97202	27	16	68.8%
97206	17	11	54.5%
97214	9	17	-47.1%
97215	27	7	285.7%
97216	17	11	54.5%
<b>SOLD VS. LIST PRICE</b>			
97202	101.3%	103.7%	-2.3%
97206	103.5%	104.1%	-0.6%
97214	101.0%	104.4%	-3.3%
97215	102.0%	107.6%	-5.2%
97216	102.3%	102.2%	0.2%
<b>MONTHS OF INVENTORY</b>			
97202	2.5	1.5	66.7%
97206	1.8	1.3	38.5%
97214	1.8	1.5	20.0%
97215	1.4	1.0	40.0%
97216	3.2	1.4	128.6%

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	247	336	-26.5%
97206	324	515	-37.1%
97214	114	176	-35.2%
97215	114	138	-17.4%
97216	112	139	-19.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	696.2	748.2	-7.0%
97206	504.0	533.6	-5.5%
97214	683.3	761.1	-10.2%
97215	688.5	757.7	-9.1%
97216	404.4	447.8	-9.7%



## BY THE NUMBERS

Southwest Portland - June 2023

SOUTHWEST PORTLAND	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	139	124	12.1%
97205	44	33	33.3%
97219	137	97	41.2%
97221	59	51	15.7%
97225	36	51	-29.4%
97239	102	95	7.4%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	787.5	882.9	-10.8%
97205	1,166.6	751.7	55.2%
97219	872.7	908.1	-3.9%
97221	1,289.1	1,224.7	5.3%
97225	931.6	1,042.5	-10.6%
97239	881.2	820.9	7.3%
<b>AVERAGE DAYS ON MKT</b>			
97201	50	32	56.3%
97205	58	47	23.4%
97219	29	7	314.3%
97221	18	6	200.0%
97225	17	10	70.0%
97239	53	18	194.4%
<b>SOLD VS. LIST PRICE</b>			
97201	97.6%	99.5%	-1.9%
97205	97.7%	104.3%	-6.3%
97219	100.5%	104.6%	-3.9%
97221	100.4%	107.8%	-6.8%
97225	98.5%	104.2%	-5.4%
97239	99.2%	102.9%	-3.6%
<b>MONTHS OF INVENTORY</b>			
97201	8.2	5.2	57.7%
97205	4.0	4.1	-2.4%
97219	2.2	1.3	69.2%
97221	3.5	2.6	34.6%
97225	1.1	1.2	-8.3%
97239	3.9	2.4	62.5%

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	100	150	-33.3%
97205	43	54	-20.4%
97219	275	406	-32.3%
97221	78	113	-31.0%
97225	123	188	-34.6%
97239	127	209	-39.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	565.6	665.4	-15.0%
97205	541.0	562.2	-3.8%
97219	650.4	766.3	-15.1%
97221	975.7	1,000.6	-2.5%
97225	799.5	817.9	-2.2%
97239	695.5	745.8	-6.7%



## BY THE NUMBERS

*Tigard/Tualatin Portland - June 2023*

<b>SOUTHWEST PORTLAND</b>	<b>June 2023</b>	<b>June 2022</b>	<b>% CHANGE</b>
<b>AVAILABLE INVENTORY</b>			
97062	43	34	26.5%
97140	71	61	16.4%
97223	73	70	4.3%
97224	132	78	69.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	1,235.2	1,229.5	0.5%
97140	1,044.1	1,169.8	-10.7%
97223	785.5	691.7	13.6%
97224	625.6	630.8	-0.8%
<b>AVERAGE DAYS ON MKT</b>			
97062	19	9	111.1%
97140	33	8	312.5%
97223	14	10	40.0%
97224	31	10	210.0%
<b>SOLD VS. LIST PRICE</b>			
97062	99.3%	104.3%	-4.9%
97140	100.3%	104.5%	-4.1%
97223	101.4%	105.6%	-4.0%
97224	100.1%	103.6%	-3.4%
<b>MONTHS OF INVENTORY</b>			
97062	1.4	0.9	55.6%
97140	2.0	1.4	42.9%
97223	1.6	1.0	60.0%
97224	1.9	1.0	90.0%

<b>Year to Date</b>	<b>2023</b>	<b>2022</b>	<b>% CHANGE</b>
<b>CLOSED SALES</b>			
97062	104	210	-50.5%
97140	171	214	-20.1%
97223	213	327	-34.9%
97224	295	371	-20.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	662.6	705.5	-6.1%
97140	790.9	724.3	9.2%
97223	617.1	643.2	-4.1%
97224	583.7	619.6	-5.8%



## BY THE NUMBERS

Portland Condos - June 2023

### Condos by Area

GREATER PORTLAND BY AREA	June 2023	June 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	5	10	-50.0%
North	59	32	84.4%
Northeast	43	44	-2.3%
Southeast	64	59	8.5%
West/Raleigh Hills	387	333	16.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co./Sauvie Island	351.2	321.9	9.1%
North	362.0	414.0	-12.6%
Northeast	356.3	379.0	-6.0%
Southeast	392.8	442.5	-11.2%
West/Raleigh Hills	622.0	650.5	-4.4%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	20	16	25.0%
North	49	12	308.3%
Northeast	33	13	153.8%
Southeast	18	25	-28.0%
West/Raleigh Hills	52	28	85.7%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	98.9%	103.2%	-4.1%
North	98.4%	101.0%	-2.5%
Northeast	98.4%	101.2%	-2.7%
Southeast	100.5%	101.1%	-0.6%
West/Raleigh Hills	95.9%	98.8%	-3.0%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	0.6	1.0	-40.0%
North	4.2	1.4	200.0%
Northeast	2.0	1.5	33.3%
Southeast	1.9	2.5	-24.0%
West/Raleigh Hills	4.4	3.5	25.7%





## BY THE NUMBERS

Portland Condos - June 2023

### Condos by Zip Code

GREATER PORTLAND BY ZIP	June 2023	June 2022	% CHANGE
AVAILABLE INVENTORY			
97201	86	75	14.7%
97205	39	22	77.3%
97209	172	167	3.0%
97210	27	22	22.7%
97214	2	9	-77.8%
97229	10	12	-16.7%
97232	11	23	-52.2%
97239	36	33	9.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	522.4	512.6	1.9%
97205	1,123.2	482.7	132.7%
97209	603.5	725.1	-16.8%
97210	606.2	509.8	18.9%
97214	557.5	375.8	48.4%
97229	409.5	503.9	-18.7%
97232	357.7	366.2	-2.3%
97239	601.2	851.5	-29.4%
AVERAGE DAYS ON MKT			
97201	67	37	81.1%
97205	54	62	-12.9%
97209	86	33	160.6%
97210	8	9	-11.1%
97214	6	6	0
97229	16	11	45.5%
97232	48	10	380.0%
97239	16	27	-40.7%
SOLD VS. LIST PRICE			
97201	97.9%	99.2%	-1.2%
97205	96.2%	98.1%	-1.9%
97209	91.7%	97.3%	-5.7%
97210	100.0%	98.7%	1.4%
97214	99.8%	102.3%	-2.4%
97229	99.1%	103.1%	-3.8%
97232	99.4%	101.0%	-1.6%
97239	101.0%	99.7%	1.3%
MONTHS OF INVENTORY			
97201	7.2	4.2	71.4%
97205	5.6	3.7	51.4%
97209	5.7	6.0	-5.0%
97210	2.7	2.0	35.0%
97229	0.4	1.8	-77.8%
97214	0.8	1.1	-27.3%
97232	2.2	3.8	-42.1%
97239	7.2	2.1	242.9%