



# By the Numbers

7.23

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
AUGUST 2023



## BY THE NUMBERS

Neighborhood Snapshot - July 2023

NEIGHBORHOOD SNAPSHOT	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	380	333	14.1%
NW Washington Co or Sauvie Island	258	208	24.0%
Portland North	300	294	2.0%
Portland Northeast	388	494	-21.5%
Portland Southeast	615	750	-18.0%
Portland West/Raleigh Hills	911	833	9.4%
Beaverton/Aloha	278	340	-18.2%
Hillsboro/Forest Grove	329	366	-10.1%
Tigard/Tualatin/Sherwood/Wilsonville	420	344	22.1%
Lake Oswego/West Linn	306	228	34.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	466	463	0.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	624.6	612	2.1%
NW Washington Co or Sauvie Island	1,032.6	891.4	15.8%
Portland North	672.3	694.3	-3.2%
Portland Northeast	709.1	657.4	7.9%
Portland Southeast	625.6	616.8	1.4%
Portland West/Raleigh Hills	888.5	917.9	-3.2%
Beaverton/Aloha	716.6	633.4	13.1%
Hillsboro/Forest Grove	723.2	757.1	-4.5%
Tigard/Tualatin/Sherwood/Wilsonville	825.4	894.6	-7.7%
Lake Oswego/West Linn	1,633.4	1,779.0	-8.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	852.4	793.8	7.4%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	32	18	77.8%
NW Washington Co or Sauvie Island	27	17	58.8%
Portland North	24	20	20.0%
Portland Northeast	23	15	53.3%
Portland Southeast	21	16	31.3%
Portland West/Raleigh Hills	28	24	16.7%
Beaverton/Aloha	14	14	0
Hillsboro/Forest Grove	26	20	30.0%
Tigard/Tualatin/Sherwood/Wilsonville	30	13	130.8%
Lake Oswego/West Linn	24	13	84.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	42	25	68.0%



## BY THE NUMBERS

Neighborhood Snapshot - July 2023

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.6%	100.1%	0.5%
NW Washington Co or Sauvie Island	99.9%	101.9%	-1.9%
Portland North	100.4%	100.7%	-0.3%
Portland Northeast	100.5%	101.4%	-0.9%
Portland Southeast	100.7%	101.8%	-1.1%
Portland West/Raleigh Hills	98.7%	99.7%	-1.0%
Beaverton/Aloha	100.7%	101.5%	-0.7%
Hillsboro/Forest Grove	97.4%	100.4%	-3.0%
Tigard/Tualatin/Sherwood/Wilsonville	99.5%	101.2%	-1.7%
Lake Oswego/West Linn	99.7%	100.5%	-0.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.6%	101.4%	-1.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.5	1.6	56.3%
NW Washington Co or Sauvie Island	2.8	1.9	47.4%
Portland North	3.5	3.0	16.7%
Portland Northeast	2.1	2.0	5.0%
Portland Southeast	2.6	2.4	8.3%
Portland West/Raleigh Hills	4.6	3.2	43.8%
Beaverton/Aloha	1.9	1.6	18.8%
Hillsboro/Forest Grove	2.2	2.1	4.8%
Tigard/Tualatin/Sherwood/Wilsonville	2.3	1.6	43.8%
Lake Oswego/West Linn	2.6	1.9	36.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.6	2.0	30.0%



## BY THE NUMBERS

Clackamas County - July 2023

CLACKAMAS COUNTY	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	27	43	-37.2%
97034	114	66	72.7%
97035	86	80	7.5%
97045	140	162	-13.6%
97068	106	95	11.6%
97086	138	131	5.3%
97219	146	111	31.5%
97222	65	67	-3.0%
97267	48	52	-7.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	847.2	665.7	27.3%
97034	2,333.8	2,350.6	-0.7%
97035	1,310.2	1,030.6	27.1%
97045	1,289.6	1,139.2	13.2%
97068	1,036.9	1,833.9	-43.5%
97086	959.5	883.2	8.6%
97219	878.1	846.7	3.7%
97222	522	473.5	10.2%
97267	570.2	570.3	0.0%
<b>AVERAGE DAYS ON MKT</b>			
97015	16	47	-66.0%
97034	12	14	-14.3%
97035	43	15	186.7%
97045	32	21	52.4%
97068	16	13	23.1%
97086	87	23	278.3%
97219	17	10	70.0%
97222	16	15	6.7%
97267	17	16	6.3%
<b>SOLD VS. LIST PRICE</b>			
97015	103.3%	99.9%	3.5%
97034	99.5%	100.6%	-1.1%
97035	99.0%	100.2%	-1.2%
97045	99.5%	100.3%	-0.8%
97068	100.4%	100.6%	-0.2%
97086	99.1%	102.3%	-3.1%
97219	100.4%	102.1%	-1.6%
97222	101.5%	102.4%	-0.9%
97267	99.8%	101.2%	-1.4%
<b>MONTHS OF INVENTORY</b>			
97015	2.3	1.8	27.8%
97034	3.2	1.9	68.4%
97035	2.3	2.1	9.5%
97045	2.8	2.1	33.3%
97068	2.3	1.8	27.8%
97086	3.5	2.2	59.1%
97219	2.5	1.5	66.7%
97222	1.7	1.6	6.3%
97267	1.7	1.4	21.4%





## BY THE NUMBERS

Clackamas County - July 2023

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97015	112	164	-31.7%
97034	174	239	-27.2%
97035	186	280	-33.6%
97045	308	518	-40.5%
97068	249	329	-24.3%
97086	244	416	-41.3%
97219	339	480	-29.4%
97222	184	297	-38.0%
97267	199	274	-27.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97015	519.6	542.6	-4.2%
97034	1,510.3	1,410.2	7.1%
97035	859.4	785.1	9.5%
97045	612.2	634.3	-3.5%
97068	870.9	933.7	-6.7%
97086	688.3	742.4	-7.3%
97219	674.3	766.6	-12.0%
97222	470.0	528.7	-11.1%
97267	546.4	560.7	-2.6%



## BY THE NUMBERS

Beaverton/Hillsboro - July 2023

FAR WEST	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	30	20	50.0%
97006	54	65	-16.9%
97007	133	160	-16.9%
97008	28	42	-33.3%
97123	109	167	-34.7%
97124	58	69	-15.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	545.8	605.1	-9.8%
97006	534.9	542.9	-1.5%
97007	845.5	710.8	19.0%
97008	724.9	654.7	10.7%
97123	715.4	800.7	-10.7%
97124	935.7	752.7	24.3%
<b>AVERAGE DAYS ON MKT</b>			
97005	12	12	0
97006	15	11	36.4%
97007	16	12	33.3%
97008	11	11	0
97123	25	22	13.6%
97124	26	18	44.4%
<b>SOLD VS. LIST PRICE</b>			
97005	102.9%	101.5%	1.3%
97006	99.7%	102.1%	-2.4%
97007	99.8%	101.9%	-2.0%
97008	102.0%	100.1%	1.9%
97123	94.1%	99.7%	-5.6%
97124	100.5%	101.2%	-0.8%
<b>MONTHS OF INVENTORY</b>			
97005	1.3	1.3	0
97006	1.7	1.0	70.0%
97007	3.2	2.3	39.1%
97008	0.9	1.4	-35.7%
97123	1.8	2.3	-21.7%
97124	1.5	1.9	-21.1%



## BY THE NUMBERS

Beaverton/Hillsboro - July 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

North Portland - July 2023

NORTH PORTLAND	July 2023	July 2022	% CHANGE
AVAILABLE INVENTORY			
97203	87	107	-18.7%
97217	175	167	4.8%
97227	24	16	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	606.8	584.6	3.8%
97217	633.3	785.2	-19.3%
97227	849.4	668.1	27.1%
AVERAGE DAYS ON MKT			
97203	23	15	53.3%
97217	22	24	-8.3%
97227	42	38	10.5%
SOLD VS. LIST PRICE			
97203	99.9%	101.6%	-1.8%
97217	100.8%	100.6%	0.1%
97227	100.8%	95.0%	6.1%
MONTHS OF INVENTORY			
97203	2.4	2.6	-7.7%
97217	4.0	3.0	33.3%
97227	4.0	5.3	-24.5%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	241	387	-37.7%
97217	294	476	-38.2%
97227	27	39	-30.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	480.1	517.0	-7.1%
97217	511.2	569.7	-10.3%
97227	541.7	746.7	-27.5%





## BY THE NUMBERS

Northeast Portland - July 2023

NORTHEAST PORTLAND	July 2023	July 2022	% CHANGE
AVAILABLE INVENTORY			
97211	83	99	-16.2%
97212	54	55	-1.8%
97213	64	78	-17.9%
97232	30	42	-28.6%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	743.3	643.4	15.5%
97212	1,260.6	1,000.8	26.0%
97213	604.4	648.6	-6.8%
97232	771.6	686.9	12.3%
AVERAGE DAYS ON MKT			
97211	11	13	-15.4%
97212	14	10	40.0%
97213	32	17	88.2%
97232	37	35	5.7%
SOLD VS. LIST PRICE			
97211	101.2%	101.6%	-0.4%
97212	101.4%	101.1%	0.2%
97213	100.2%	102.5%	-2.3%
97232	96.5%	102.1%	-5.4%
MONTHS OF INVENTORY			
97211	2.8	2.0	40.0%
97212	1.9	1.1	72.7%
97213	1.9	2.0	-5.0%
97232	2.1	3.5	-40.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	280	409	-31.5%
97212	181	254	-28.7%
97213	251	348	-27.9%
97232	80	98	-18.4%
AVERAGE SALES PRICE			
97211	595.5	658.0	-9.5%
97212	878.8	916.8	-4.1%
97213	598.7	622.0	-3.7%
97232	684.9	679.4	0.8%



## BY THE NUMBERS

Northwest Portland - July 2023

NORTHWEST PORTLAND	July 2023	July 2022	% CHANGE
AVAILABLE INVENTORY			
97209	188	179	5.0%
97210	64	65	-1.5%
97229	226	172	31.4%
97231	64	39	64.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	632.8	742.8	-14.8%
97210	913.9	922.2	-0.9%
97229	989.5	998.2	-0.9%
97231	1,218.1	1,047.9	16.2%
AVERAGE DAYS ON MKT			
97209	53	56	-5.4%
97210	33	19	73.7%
97229	29	21	38.1%
97231	31	53	-41.5%
SOLD VS. LIST PRICE			
97209	97.9%	96.2%	1.8%
97210	96.1%	104.4%	-7.9%
97229	100.6%	101.4%	-0.7%
97231	97.6%	87.0%	12.1%
MONTHS OF INVENTORY			
97209	8.5	6.4	32.8%
97210	4.3	5.0	-14.0%
97229	3.4	1.8	88.9%
97231	16.0	4.3	272.1%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	174	298	-41.6%
97210	110	138	-20.3%
97229	470	676	-30.5%
97231	40	53	-24.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	553.6	547.4	1.1%
97210	805.7	918.9	-12.3%
97229	836.8	835.3	0.2%
97231	623.7	994.2	-37.3%



## BY THE NUMBERS

Southeast Portland - July 2023

SOUTHEAST PORTLAND	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	99	129	-23.3%
97206	128	172	-25.6%
97214	39	62	-37.1%
97215	36	33	9.1%
97216	60	35	71.4%
<b>AVERAGE LIST PRICE</b>			
97202	808.0	843.2	-4.2%
97206	583.0	556.3	4.8%
97214	1,094.4	940.2	16.4%
97215	979.1	808.8	21.1%
97216	567.4	431.5	31.5%
<b>AVERAGE DAYS ON MKT</b>			
97202	21	16	31.3%
97206	23	10	130.0%
97214	13	19	-31.6%
97215	10	12	-16.7%
97216	23	9	155.6%
<b>SOLD VS. LIST PRICE</b>			
97202	100.4%	101.6%	-1.1%
97206	100.1%	101.9%	-1.7%
97214	101.7%	102.9%	-1.2%
97215	100.5%	102.5%	-1.9%
97216	100.3%	102.6%	-2.2%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	2.6	0
97206	2.2	2.2	0
97214	2.2	2.0	10.0%
97215	1.5	1.4	7.1%
97216	3.0	1.9	57.9%

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	288	385	-25.2%
97206	383	593	-35.4%
97214	133	207	-35.7%
97215	138	161	-14.3%
97216	133	157	-15.3%
<b>AVERAGE SALES PRICE</b>	(\$000)	(\$000)	
97202	698.7	754.9	-7.4%
97206	499.7	532.6	-6.2%
97214	692.9	762.5	-9.1%
97215	687.4	756.2	-9.1%
97216	404.2	454.2	-11.0%



## BY THE NUMBERS

Southwest Portland - July 2023

SOUTHWEST PORTLAND	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	145	130	11.5%
97205	51	50	2.0%
97219	146	111	31.5%
97221	60	49	22.4%
97225	46	63	-27.0%
97239	99	104	-4.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	834.6	891.2	-6.4%
97205	1,272.6	1,017.7	25.0%
97219	878.1	846.7	3.7%
97221	1,314.7	1,294.4	1.6%
97225	1,017.2	971.1	4.7%
97239	803.6	855.4	-6.1%
<b>AVERAGE DAYS ON MKT</b>			
97201	52	49	6.1%
97205	40	32	25.0%
97219	17	10	70.0%
97221	25	11	127.3%
97225	12	12	0
97239	28	30	-6.7%
<b>SOLD VS. LIST PRICE</b>			
97201	97.9%	96.6%	1.3%
97205	98.1%	97.0%	1.1%
97219	100.4%	102.1%	-1.6%
97221	98.0%	105.3%	-7.0%
97225	98.8%	102.3%	-3.4%
97239	96.8%	100.2%	-3.4%
<b>MONTHS OF INVENTORY</b>			
97201	5.8	4.2	38.1%
97205	51.0	8.3	514.5%
97219	2.5	1.5	66.7%
97221	4.0	2.9	37.9%
97225	1.6	1.5	6.7%
97239	4.5	5.5	-18.2%

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97201	125	181	-30.9%
97205	44	60	-26.7%
97219	339	480	-29.4%
97221	94	130	-27.7%
97225	154	230	-33.0%
97239	150	228	-34.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	605.2	698.4	-13.3%
97205	532.8	576.1	-7.5%
97219	674.3	766.6	-12.0%
97221	952.6	985.3	-3.3%
97225	851.1	808.0	5.3%
97239	686.1	741.1	-7.4%



## BY THE NUMBERS

Tigard/Tualatin Portland - July 2023

SOUTHWEST PORTLAND	July 2023	July 2022	% CHANGE
AVAILABLE INVENTORY			
97062	59	49	20.4%
97140	76	76	0
97223	78	84	-7.1%
97224	157	101	55.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,155.4	1,045.7	10.5%
97140	1,097.2	1,075.7	2.0%
97223	744.4	666.9	11.6%
97224	645.4	618.8	4.3%
AVERAGE DAYS ON MKT			
97062	12	11	9.1%
97140	42	13	223.1%
97223	13	14	-7.1%
97224	42	13	223.1%
SOLD VS. LIST PRICE			
97062	100.1%	100.5%	-0.4%
97140	98.4%	101.7%	-3.2%
97223	100.0%	100.9%	-0.8%
97224	100.1%	101.6%	-1.5%
MONTHS OF INVENTORY			
97062	3.0	1.5	100.0%
97140	2.7	1.7	58.8%
97223	2.1	1.4	50.0%
97224	2.2	1.4	57.1%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97062	125	242	-48.3%
97140	200	260	-23.1%
97223	252	388	-35.1%
97224	366	441	-17.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	686.4	697.7	-1.6%
97140	790.9	709.5	11.5%
97223	628.6	642.0	-2.1%
97224	583.6	625.3	-6.7%



## BY THE NUMBERS

Portland Condos - July 2023

### Condos by Area

GREATER PORTLAND BY AREA	July 2023	July 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	8	8	0
North	70	42	66.7%
Northeast	36	38	-5.3%
Southeast	62	62	0
West/Raleigh Hills	415	377	10.1%
<b>AVERAGE LIST PRICE (\$,000)</b>			
NW Washington Co./Sauvie Island	377.3	358.7	5.2%
North	351.0	408.8	-14.1%
Northeast	358.9	373.7	-4.0%
Southeast	373.6	483.9	-22.8%
West/Raleigh Hills	651.7	678.1	-3.9%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co./Sauvie Island	5	8	-37.5%
North	51	29	75.9%
Northeast	34	26	30.8%
Southeast	34	20	70.0%
West/Raleigh Hills	45	41	9.8%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co./Sauvie Island	102.2%	100.1%	2.0%
North	99.2%	99.3%	-0.1%
Northeast	99.3%	100.6%	-1.3%
Southeast	97.5%	99.2%	-1.7%
West/Raleigh Hills	97.1%	97.8%	-0.8%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co./Sauvie Island	8.0	0.8	900.0%
North	5.4	4.7	14.9%
Northeast	1.9	1.9	0
Southeast	2.4	3.3	-27.3%
West/Raleigh Hills	6.6	4.5	46.7%





## BY THE NUMBERS

Portland Condos - July 2023

### Condos by Zip Code

GREATER PORTLAND BY ZIP	June 2023	June 2022	% CHANGE
AVAILABLE INVENTORY			
97201	90	78	15.4%
97205	43	37	16.2%
97209	185	175	5.7%
97210	26	32	-18.8%
97214	2	7	-71.4%
97229	12	9	33.3%
97232	10	17	-41.2%
97239	41	39	5.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	523.7	487.3	7.5%
97205	1,297.0	923.1	40.5%
97209	623.4	732.6	-14.9%
97210	640.8	489.3	31.0%
97214	537.0	352.6	52.3%
97229	459.4	547.5	-16.1%
97232	335.8	348.6	-3.7%
97239	589.1	828.7	-28.9%
AVERAGE DAYS ON MKT			
97201	55	58	-5.2%
97205	40	38	5.3%
97209	53	58	-8.6%
97210	44	26	69.2%
97214	13	11	18.2%
97229	21	7	200.0%
97232	64	46	39.1%
97239	36	13	176.9%
SOLD VS. LIST PRICE			
97201	96.4%	97.4%	-1.0%
97205	98.1%	94.6%	3.7%
97209	97.9%	97.1%	0.9%
97210	95.6%	99.7%	-4.1%
97214	100.8%	98.9%	2.0%
97229	100.1%	100.4%	-0.3%
97232	98.5%	99.9%	-1.4%
97239	94.6%	98.6%	-4.1%
MONTHS OF INVENTORY			
97201	6.9	3.7	86.5%
97205	43.0	7.4	481.1%
97209	8.4	6.5	29.2%
97210	5.2	4.6	13.0%
97229	0.7	2.3	-69.6%
97214	6.0	0.7	757.1%
97232	2.0	2.8	-28.6%
97239	3.7	5.6	-33.9%