



BY THE NUMBERS

Neighborhood Snapshot - September 2023

NEIGHBORHOOD SNAPSHOT	Sept 2023	Sept 2022	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	482.7	516.8	-6.6%
NW Washington Co or Sauvie Island	736.5	703.1	4.8%
Portland North	477.9	499.2	-4.3%
Portland Northeast	574.1	563.7	1.8%
Portland Southeast	510.9	536.8	-4.8%
Portland West/Raleigh Hills	695.4	710.2	-2.1%
Beaverton/Aloha	575.0	550.2	4.5%
Hillsboro/Forest Grove	547.1	562.4	-2.7%
Tigard/Tualatin/Sherwood/Wilsonville	682.4	635.2	7.4%
Lake Oswego/West Linn	1,070.6	949.7	12.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	586.2	594.3	-1.4%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	391	374	4.5%
NW Washington Co or Sauvie Island	281	231	21.6%
Portland North	326	296	10.1%
Portland Northeast	431	510	-15.5%
Portland Southeast	637	782	-18.5%
Portland West/Raleigh Hills	941	828	13.6%
Beaverton/Aloha	318	349	-8.9%
Hillsboro/Forest Grove	360	339	6.2%
Tigard/Tualatin/Sherwood/Wilsonville	448	366	22.4%
Lake Oswego/West Linn	311	234	32.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	524	480	9.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	611.2	612.3	-0.2%
NW Washington Co or Sauvie Island	1,010.0	889.2	13.6%
Portland North	664.0	649.7	2.2%
Portland Northeast	688.5	616.7	11.6%
Portland Southeast	621.4	569.9	9.0%
Portland West/Raleigh Hills	885.3	896.2	-1.2%
Beaverton/Aloha	684.1	608.8	12.4%
Hillsboro/Forest Grove	752.4	735.4	2.3%
Tigard/Tualatin/Sherwood/Wilsonville	789.3	880.2	-10.3%
Lake Oswego/West Linn	1,492.7	1,837.8	-18.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	825.1	810.2	1.8%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	40	31	29.0%
NW Washington Co or Sauvie Island	27	28	-3.6%
Portland North	46	33	39.4%
Portland Northeast	30	29	3.4%
Portland Southeast	27	31	-12.9%
Portland West/Raleigh Hills	38	34	11.8%
Beaverton/Aloha	27	26	3.8%
Hillsboro/Forest Grove	33	26	26.9%
Tigard/Tualatin/Sherwood/Wilsonville	43	26	65.4%
Lake Oswego/West Linn	30	31	-3.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	33	35	-5.7%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.7%	99.1%	-0.3%
NW Washington Co or Sauvie Island	99.2%	98.6%	0.7%
Portland North	98.9%	99.6%	-0.7%
Portland Northeast	100.5%	99.5%	1.0%
Portland Southeast	100.3%	99.2%	1.1%
Portland West/Raleigh Hills	98.0%	99.5%	-1.4%
Beaverton/Aloha	99.8%	99.6%	0.1%
Hillsboro/Forest Grove	100.6%	99.3%	1.3%
Tigard/Tualatin/Sherwood/Wilsonville	99.0%	99.2%	-0.3%
Lake Oswego/West Linn	98.3%	99.2%	-0.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	98.7%	99.5%	-0.8%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.8	1.9	47.4%
NW Washington Co or Sauvie Island	2.9	2.3	26.1%
Portland North	4.0	3.5	14.3%
Portland Northeast	3.1	2.3	34.8%
Portland Southeast	3.0	2.8	7.1%
Portland West/Raleigh Hills	4.9	3.4	44.1%
Beaverton/Aloha	2.3	1.7	35.3%
Hillsboro/Forest Grove	2.5	1.7	47.1%
Tigard/Tualatin/Sherwood/Wilsonville	2.9	1.7	70.6%
Lake Oswego/West Linn	4.0	2.1	90.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.7	2.4	54.2%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	35.5%	51.3%	-30.8%
NW Washington Co or Sauvie Island	34.5%	43.2%	-20.3%
Portland North	24.8%	28.3%	-12.4%
Portland Northeast	31.7%	44.1%	-27.9%
Portland Southeast	33.2%	36.0%	-7.7%
Portland West/Raleigh Hills	20.5%	29.5%	-30.7%
Beaverton/Aloha	42.7%	60.1%	-28.9%
Hillsboro/Forest Grove	39.4%	58.1%	-32.1%
Tigard/Tualatin/Sherwood/Wilsonville	34.3%	60.3%	-43.1%
Lake Oswego/West Linn	24.7%	48.2%	-48.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	27.2%	41.8%	-34.8%