



By the Numbers

10.23


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

PUBLISHED
NOVEMBER 2023



BY THE NUMBERS

Neighborhood Snapshot - October 2023

NEIGHBORHOOD SNAPSHOT	Oct 2023	Oct 2022	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	483.3	492.9	-1.9%
NW Washington Co or Sauvie Island	756.6	732.8	3.2%
Portland North	491	524.6	-6.4%
Portland Northeast	586	651.1	-10.0%
Portland Southeast	508.8	514.2	-1.1%
Portland West/Raleigh Hills	697.7	700.4	-0.4%
Beaverton/Aloha	526.1	536.4	-1.9%
Hillsboro/Forest Grove	516.5	557.8	-7.4%
Tigard/Tualatin/Sherwood/Wilsonville	625.8	632.6	-1.1%
Lake Oswego/West Linn	934.2	950.8	-1.7%
Milwaukie /Happy Valley/Clockmas/Dmscus	586.2	562.9	4.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	415	393	5.6%
NW Washington Co or Sauvie Island	278	214	29.9%
Portland North	253	265	-4.5%
Portland Northeast	433	536	-19.2%
Portland Southeast	597	791	-24.5%
Portland West/Raleigh Hills	935	828	12.9%
Beaverton/Aloha	327	328	-0.3%
Hillsboro/Forest Grove	349	318	9.7%
Tigard/Tualatin/Sherwood/Wilsonville	464	361	28.5%
Lake Oswego/West Linn	287	204	40.7%
Milwaukie /Happy Valley/Clockmas/Dmscus	535	446	20.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	607.9	608	0.0%
NW Washington Co or Sauvie Island	1,015.1	899.4	12.9%
Portland North	634.8	691.7	-8.2%
Portland Northeast	675.4	601.6	12.3%
Portland Southeast	614.8	595.8	3.2%
Portland West/Raleigh Hills	900.3	892.8	0.8%
Beaverton/Aloha	658.8	600	9.8%
Hillsboro/Forest Grove	738.7	734.9	0.5%
Tigard/Tualatin/Sherwood/Wilsonville	783.6	877.6	-10.7%
Lake Oswego/West Linn	1,507.6	1,920.0	-21.5%
Milwaukie /Happy Valley/Clockmas/Dmscus	833.2	804.7	3.5%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	36	38	-5.3%
NW Washington Co or Sauvie Island	50	29	72.4%
Portland North	34	37	-8.1%
Portland Northeast	26	29	-10.3%
Portland Southeast	33	31	6.5%
Portland West/Raleigh Hills	42	37	13.5%
Beaverton/Aloha	26	31	-16.1%
Hillsboro/Forest Grove	35	29	20.7%
Tigard/Tualatin/Sherwood/Wilsonville	40	34	17.6%
Lake Oswego/West Linn	37	34	8.8%
Milwaukie /Happy Valley/Clockmas/Dmscus	50	32	56.3%



BY THE NUMBERS

Neighborhood Snapshot - October 2023

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	97.9%	98.6%	-0.7%
NW Washington Co or Sauvie Island	98.5%	99.6%	-1.2%
Portland North	99.3%	98.9%	0.4%
Portland Northeast	100.1%	99.9%	0.2%
Portland Southeast	99.5%	99.0%	0.5%
Portland West/Raleigh Hills	98.1%	97.1%	1.1%
Beaverton/Aloha	99.3%	99.0%	0.3%
Hillsboro/Forest Grove	99.1%	97.9%	1.2%
Tigard/Tualatin/Sherwood/Wilsonville	99.1%	99.1%	0.1%
Lake Oswego/West Linn	94.8%	99.1%	-4.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.6%	99.3%	0.3%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.7	2.2	68.2%
NW Washington Co or Sauvie Island	2.8	2	40.0%
Portland North	2.9	2.6	11.5%
Portland Northeast	2.9	2.8	3.6%
Portland Southeast	2.6	3.2	-18.8%
Portland West/Raleigh Hills	6.1	3.9	56.4%
Beaverton/Aloha	2.4	2.3	4.3%
Hillsboro/Forest Grove	2.5	2.2	13.6%
Tigard/Tualatin/Sherwood/Wilsonville	2.9	1.8	61.1%
Lake Oswego/West Linn	3.2	2	60.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.7	2.4	54.2%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	27.2%	45.0%	-39.5%
NW Washington Co or Sauvie Island	35.2%	50.4%	-30.2%
Portland North	33.9%	38.1%	-10.8%
Portland Northeast	34.8%	35.6%	-2.1%
Portland Southeast	38.8%	31.7%	22.5%
Portland West/Raleigh Hills	16.3%	25.7%	-36.4%
Beaverton/Aloha	41.9%	44.2%	-5.2%
Hillsboro/Forest Grove	40.6%	44.6%	-8.9%
Tigard/Tualatin/Sherwood/Wilsonville	34.2%	54.8%	-37.5%
Lake Oswego/West Linn	31.7%	50.4%	-37.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	26.9%	41.7%	-35.4%



BY THE NUMBERS

Clackamas County - October 2023

CLACKAMAS COUNTY	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97015	36	48	-25.0%
97034	96	74	29.7%
97035	92	61	50.8%
97045	150	148	1.4%
97068	99	76	30.3%
97086	172	122	41.0%
97219	147	143	2.8%
97222	61	73	-16.4%
97267	50	40	25.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	620.4	1,047.9	-40.8%
97034	2,298.7	2,441.1	-5.8%
97035	1,164.0	1,247.7	-6.7%
97045	1,252.8	1,224.9	2.3%
97068	1,029.3	1,821.7	-43.5%
97086	901	971.5	-7.3%
97219	940.9	798.1	17.9%
97222	519.9	494.7	5.1%
97267	641.4	527.3	21.6%
AVERAGE DAYS ON MKT			
97015	74	40	85.0%
97034	55	26	111.5%
97035	37	34	8.8%
97045	47	36	30.6%
97068	29	40	-27.5%
97086	70	29	141.4%
97219	20	30	-33.3%
97222	46	30	53.3%
97267	25	33	-24.2%
SOLD VS. LIST PRICE			
97015	100.5%	100.1%	0.4%
97034	89.7%	96.3%	-6.9%
97035	97.6%	99.4%	-1.8%
97045	98.6%	99.6%	-1.0%
97068	97.8%	101.2%	-3.4%
97086	100.0%	99.0%	1.0%
97219	100.4%	99.2%	1.2%
97222	99.2%	100.8%	-1.6%
97267	100.7%	99.0%	1.8%
MONTHS OF INVENTORY			
97015	3	2.3	30.4%
97034	5.6	3.2	75.0%
97035	2.1	1.6	31.3%
97045	3	2.2	36.4%
97068	3	1.8	66.7%
97086	5.1	2.9	75.9%
97219	4.1	3	36.7%
97222	2.3	2.4	-4.2%
97267	1.9	1.1	72.7%



BY THE NUMBERS

Clackamas County - October 2023

ABSORPTION RATE			
97015	33.3%	43.7%	-23.8%
97034	17.7%	31.0%	-43.0%
97035	46.7%	63.9%	-26.9%
97045	33.3%	45.9%	-27.5%
97068	33.3%	55.2%	-39.7%
97086	19.7%	34.4%	-42.6%
97219	24.4%	33.5%	-27.0%
97222	44.2%	41.1%	7.7%
97267	54.0%	95.0%	-43.2%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97015	157	249	-36.9%
97034	253	329	-23.1%
97035	308	394	-21.8%
97045	484	723	-33.1%
97068	349	481	-27.4%
97086	366	568	-35.6%
97219	485	642	-24.5%
97222	274	396	-30.8%
97267	283	392	-27.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	521.4	534.6	-2.5%
97034	1,531.3	1,387.7	10.3%
97035	895.8	773.2	15.9%
97045	624.2	624.9	-0.1%
97068	844.5	911.7	-7.4%
97086	692.7	726.8	-4.7%
97219	667	772.3	-13.6%
97222	481.1	518.9	-7.3%
97267	532.2	552.5	-3.7%



BY THE NUMBERS

North Portland – October 2023

NORTH PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97203	88	88	0
97217	140	153	-8.5%
97227	17	20	-15.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	658.4	550.1	19.7%
97217	599.5	772.5	-22.4%
97227	827.7	699.3	18.4%
AVERAGE DAYS ON MKT			
97203	30	36	-16.7%
97217	39	35	11.4%
97227	26	57	-54.4%
SOLD VS. LIST PRICE			
97203	100.2%	99.0%	1.1%
97217	99.4%	99.1%	0.3%
97227	97.7%	95.9%	1.8%
MONTHS OF INVENTORY			
97203	2.4	2.4	0
97217	3.4	2.6	30.8%
97227	2.4	4	-40.0%
ABSORPTION RATE			
97203	40.9%	40.9%	0
97217	29.2%	38.5%	-24.0%
97227	41.1%	25.0%	64.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	346	498	-30.5%
97217	436	650	-32.9%
97227	37	52	-28.8%
AVERAGE SALES PRICE			
97203	472.8	512	-7.7%
97217	508.8	553.4	-8.1%
97227	599.2	722	-17.0%



BY THE NUMBERS

Northeast Portland - October 2023

NORTHEAST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97211	78	116	-32.8%
97212	60	57	5.3%
97213	69	94	-26.6%
97218	41	44	-6.8%
97232	42	31	35.5%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	735.4	623.8	17.9%
97212	1,110.3	960	15.7%
97213	535.4	574.4	-6.8%
97218	476.5	501.4	-5.0%
97232	706.9	696.5	1.5%
AVERAGE DAYS ON MKT			
97211	22	43	-48.8%
97212	16	18	-11.1%
97213	31	26	19.2%
97218	21	9	133.3%
97232	39	31	25.8%
SOLD VS. LIST PRICE			
97211	100.9%	99.6%	1.3%
97212	100.6%	99.9%	0.7%
97213	99.2%	101.0%	-1.9%
97218	99.5%	104.1%	-4.4%
97232	99.3%	97.6%	1.8%
MONTHS OF INVENTORY			
97211	1.8	2.6	-30.8%
97212	2.6	2	30.0%
97213	2.8	2.5	12.0%
97218	4.6	4.4	4.5%
97232	5.3	2.4	120.8%
ABSORPTION RATE			
97211	56.4%	37.9%	48.7%
97212	38.3%	49.1%	-22.0%
97213	36.2%	39.3%	-8.0%
97218	21.9%	22.7%	-3.4%
97232	19.0%	41.9%	-54.6%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	383	559	-31.5%
97212	258	342	-24.6%
97213	340	467	-27.2%
97218	152	191	-20.4%
97232	106	137	-22.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	607.2	646.5	-6.1%
97212	865.1	908.9	-4.8%
97213	598.6	625.8	-4.3%
97218	489.3	535.3	-8.6%
97232	673.3	673.2	0.0%



BY THE NUMBERS

Northwest Portland – October 2023

NORTHWEST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97209	192	173	11.0%
97210	77	60	28.3%
97229	243	178	36.5%
97231	64	41	56.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	621.7	715.3	-13.1%
97210	929.7	987.3	-5.8%
97229	1,051.2	953.9	10.2%
97231	1,215.0	1,095.4	10.9%
AVERAGE DAYS ON MKT			
97209	102	44	131.8%
97210	17	40	-57.5%
97229	45	29	55.2%
97231	85	59	44.1%
SOLD VS. LIST PRICE			
97209	96.7%	97.8%	-1.0%
97210	99.0%	98.5%	0.4%
97229	99.4%	99.4%	0.0%
97231	93.5%	98.7%	-5.2%
MONTHS OF INVENTORY			
97209	10.1	7.2	40.3%
97210	8.6	3.8	126.3%
97229	3.3	1.9	73.7%
97231	4.6	8.2	-43.9%
ABSORPTION RATE			
97209	9.9%	13.8%	-28.6%
97210	11.6%	26.6%	-56.2%
97229	30.0%	53.9%	-44.3%
97231	21.8%	12.2%	79.3%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	235	386	-39.1%
97210	151	191	-20.9%
97229	730	970	-24.7%
97231	67	89	-24.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	557.8	539.7	3.4%
97210	788.6	882.4	-10.6%
97229	826.4	811.5	1.8%
97231	639.5	858.5	-25.5%



BY THE NUMBERS

Southeast Portland – October 2023

SOUTHEAST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97202	87	133	-34.6%
97206	152	153	-0.7%
97214	44	60	-26.7%
97215	37	50	-26.0%
97216	44	56	-21.4%
AVERAGE LIST PRICE			
97202	753.5	792	-4.9%
97206	564.3	539.9	4.5%
97214	884.6	986.8	-10.4%
97215	1,005.30	875.8	14.8%
97216	580.7	406.5	42.9%
AVERAGE DAYS ON MKT			
97202	23	26	-11.5%
97206	24	29	-17.2%
97214	19	36	-47.2%
97215	21	12	75.0%
97216	64	14	357.1%
SOLD VS. LIST PRICE			
97202	99.6%	98.2%	1.4%
97206	98.9%	100.0%	-1.1%
97214	98.9%	99.0%	-0.1%
97215	104.1%	100.5%	3.6%
97216	98.4%	99.7%	-1.3%
MONTHS OF INVENTORY			
97202	2.7	3.3	-18.2%
97206	2.6	2	30.0%
97214	1.7	2.9	-41.4%
97215	2.3	2.9	-20.7%
97216	2.4	8	-70.0%
ABSORPTION RATE			
97202	36.7%	30.0%	22.3%
97206	38.1%	49.0%	-22.2%
97214	59.0%	35.0%	68.8%
97215	43.2%	34.0%	27.2%
97216	40.9%	12.5%	227.3%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97202	421	527	-20.1%
97206	580	835	-30.5%
97214	196	288	-31.9%
97215	193	223	-13.5%
97216	191	202	-5.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	685.1	739.7	-7.4%
97206	495.8	524.4	-5.5%
97214	696.8	755.7	-7.8%
97215	680.4	730.8	-6.9%
97216	404.7	463.1	-12.6%



BY THE NUMBERS

Southwest Portland - October 2023

SOUTHWEST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97201	141	130	8.5%
97205	46	49	-6.1%
97219	147	143	2.8%
97221	51	43	18.6%
97225	46	46	0
97239	102	99	3.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	916.2	842.7	8.7%
97205	1,202.1	1,103.0	9.0%
97219	940.9	798.1	17.9%
97221	1,210.6	1,150.4	5.2%
97225	873.6	927.6	-5.8%
97239	768.4	921.7	-16.6%
AVERAGE DAYS ON MKT			
97201	66	57	15.8%
97205	125	36	247.2%
97219	20	30	-33.3%
97221	29	43	-32.6%
97225	25	34	-26.5%
97239	32	32	0
SOLD VS. LIST PRICE			
97201	96.2%	92.1%	4.5%
97205	98.0%	95.6%	2.5%
97219	100.4%	99.2%	1.2%
97221	99.5%	97.3%	2.2%
97225	96.5%	96.4%	0.1%
97239	97.9%	97.9%	0
MONTHS OF INVENTORY			
97201	7.8	6.8	14.7%
97205	15.3	3.8	302.6%
97219	4.1	3	36.7%
97221	6.4	2.7	137.0%
97225	2.6	1.6	62.5%
97239	6	3.3	81.8%
ABSORPTION RATE			
97201	12.7%	14.6%	-12.7%
97205	6.5%	26.5%	-75.4%
97219	24.4%	33.5%	-27.0%
97221	15.6%	37.2%	-57.8%
97225	39.1%	60.8%	-35.7%
97239	16.6%	30.3%	-45.0%



BY THE NUMBERS

Southwest Portland - October 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97201	193	240	-19.6%
97205	61	87	-29.9%
97219	485	642	-24.5%
97221	129	190	-32.1%
97225	216	328	-34.1%
97239	214	305	-29.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	631.2	694.9	-9.2%
97205	544.2	550.7	-1.2%
97219	667	772.3	-13.6%
97221	943.7	941.8	0.2%
97225	809.6	817.9	-1.0%
97239	675.1	721.7	-6.5%



BY THE NUMBERS

Beaverton/Hillsboro – October 2023

FAR WEST	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97005	39	29	34.5%
97006	55	50	10.0%
97007	135	132	2.3%
97008	46	42	9.5%
97123	134	121	10.7%
97124	90	68	32.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	545.8	541	0.9%
97006	466.1	538.3	-13.4%
97007	823.5	655.2	25.7%
97008	583.6	600.7	-2.8%
97123	778.9	741.4	5.1%
97124	941.3	777.3	21.1%
AVERAGE DAYS ON MKT			
97005	25	15	66.7%
97006	24	32	-25.0%
97007	38	28	35.7%
97008	23	24	-4.2%
97123	38	28	35.7%
97124	19	24	-20.8%
SOLD VS. LIST PRICE			
97005	99.6%	98.3%	1.3%
97006	98.5%	99.0%	-0.6%
97007	99.2%	99.3%	-0.1%
97008	99.3%	99.0%	0.3%
97123	98.9%	98.4%	0.5%
97124	98.6%	97.9%	0.7%
MONTHS OF INVENTORY			
97005	3.3	2.2	50.0%
97006	2	1.5	33.3%
97007	2.9	2.4	20.8%
97008	2.1	1.9	10.5%
97123	2.6	2.4	8.3%
97124	2.4	1.8	33.3%
ABSORPTION RATE			
97005	30.7%	44.8%	-31.4%
97006	50.9%	68.0%	-25.1%
97007	34.8%	40.9%	-14.9%
97008	47.8%	52.3%	-8.7%
97123	38.8%	42.1%	-7.9%
97124	42.2%	54.4%	-22.4%



BY THE NUMBERS

Beaverton/Hillsboro – October 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97005	22	36	-38.9%
97006	45	76	-40.8%
97007	71	99	-28.3%
97008	34	31	9.7%
97123	119	153	-22.2%
97124	41	67	-38.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	458.9	478.5	-4.1%
97006	484.9	459.1	5.6%
97007	551	581.9	-5.3%
97008	526	539.8	-2.6%
97123	564.1	552.3	2.1%
97124	525.5	534.2	-1.6%



BY THE NUMBERS

Tigard/Tualatin Portland – October 2023

SOUTHWEST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97062	60	36	66.7%
97140	94	81	16.0%
97223	90	83	8.4%
97224	178	125	42.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,028.9	1,324.1	-22.3%
97140	931	1,132.6	-17.8%
97223	740.5	648.8	14.1%
97224	612.4	662.5	-7.6%
AVERAGE DAYS ON MKT			
97062	30	57	-47.4%
97140	38	32	18.8%
97223	23	32	-28.1%
97224	61	26	134.6%
SOLD VS. LIST PRICE			
97062	97.9%	98.2%	-0.3%
97140	99.4%	98.6%	0.9%
97223	99.4%	99.0%	0.3%
97224	99.8%	99.2%	0.6%
MONTHS OF INVENTORY			
97062	2.7	1.2	125.0%
97140	3.1	2	55.0%
97223	2.1	1.6	31.3%
97224	4	2.3	73.9%
ABSORPTION RATE			
97062	36.6%	86.1%	-57.4%
97140	31.9%	49.3%	-35.4%
97223	46.6%	63.8%	-26.9%
97224	24.7%	44.0%	-43.8%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97062	186	337	-44.8%
97140	303	382	-20.7%
97223	404	560	-27.9%
97224	514	634	-18.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	674.7	682.5	-1.1%
97140	806.7	721.3	11.8%
97223	619.6	635.6	-2.5%
97224	582.6	617.4	-5.6%



BY THE NUMBERS

Portland Condos – October 2023

Condos by Area

GREATER PORTLAND BY AREA	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	9	8	12.5%
North	65	39	66.7%
Northeast	66	53	24.5%
Southeast	81	64	26.6%
West/Raleigh Hills	407	371	9.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	306.1	352.7	-13.2%
North	353.9	382.8	-7.5%
Northeast	371.6	344	8.0%
Southeast	396.7	432.1	-8.2%
West/Raleigh Hills	623.6	704.8	-11.5%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	21	14	50.0%
North	49	55	-10.9%
Northeast	39	35	11.4%
Southeast	47	31	51.6%
West/Raleigh Hills	73	39	87.2%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.6%	99.7%	-0.1%
North	99.3%	99.5%	-0.2%
Northeast	101.9%	99.6%	2.4%
Southeast	100.4%	98.2%	2.3%
West/Raleigh Hills	97.4%	97.5%	0.0%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	2.3	0.6	283.3%
North	3.3	2.6	26.9%
Northeast	6.6	4.4	50.0%
Southeast	3	3.4	-11.8%
West/Raleigh Hills	8	4.5	77.8%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	44.4%	162.5%	-72.7%
North	30.7%	38.4%	-20.0%
Northeast	15.1%	22.6%	-33.1%
Southeast	33.3%	29.6%	12.3%
West/Raleigh Hills	12.5%	22.3%	-44.0%

Condos by Zip Code

GREATER PORTLAND BY ZIP	Sept 2023	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97201	84	79	6.3%
97205	34	37	-8.1%
97209	187	170	10.0%
97210	31	23	34.8%
97214	10	7	42.9%
97229	21	12	75.0%
97232	13	12	8.3%
97239	31	44	-29.5%



BY THE NUMBERS

Portland Condos – October 2023

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	542.2	514.8	5.3%
97205	1,268.50	1,066.90	18.9%
97209	606.9	706.9	-14.1%
97210	594.7	626.2	-5.0%
97214	452.2	380.4	18.9%
97229	389.7	507.7	-23.2%
97232	350.9	352.8	-0.5%
97239	525.7	867.7	-39.4%
AVERAGE DAYS ON MKT			
97201	75	59	27.1%
97205	125	33	278.8%
97209	102	45	126.7%
97210	19	35	-45.7%
97214	20	36	-44.4%
97229	25	20	25.0%
97232	78	58	34.5%
97239	43	37	16.2%
SOLD VS. LIST PRICE			
97201	97.4%	96.3%	1.1%
97205	98.0%	97.6%	0.5%
97209	96.7%	97.7%	-0.9%
97210	98.7%	97.6%	1.2%
97214	103.2%	99.4%	3.7%
97229	99.8%	99.4%	0.4%
97232	96.7%	96.1%	0.7%
97239	97.5%	97.1%	0.5%
MONTHS OF INVENTORY			
97201	8.4	6.1	37.7%
97205	11.3	3.4	232.4%
97209	9.8	7.4	32.4%
97210	6.2	2.3	169.6%
97229	10	2.3	334.8%
97214	3.5	0.8	337.5%
97232	6.5	3	116.7%
97239	3.1	4.4	-29.5%
ABSORPTION RATE			
97201	11.9%	16.4%	-27.7%
97205	8.8%	29.7%	-70.3%
97209	10.1%	13.5%	-24.9%
97210	16.1%	43.4%	-62.9%
97229	10.0%	42.8%	-76.7%
97214	28.5%	133.3%	-78.6%
97232	15.3%	33.3%	-53.9%
97239	32.2%	22.7%	41.9%