



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/Clckmas/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/Clckmas/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/Clckmas/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/Clckmas/Dmscus	50	32	56.3%



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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%