



## BY THE NUMBERS

Neighborhood Snapshot - November 2023

NEIGHBORHOOD SNAPSHOT	Nov 2023	Nov 2022	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	442.0	502.8	-12.1%
NW Washington Co or Sauvie Island	670.2	724.9	-7.5%
Portland North	453.8	524.8	-13.5%
Portland Northeast	623.1	545	14.3%
Portland Southeast	534.6	533.1	0.3%
Portland West/Raleigh Hills	695.7	705.0	-1.3%
Beaverton/Aloha	536.0	546.1	-1.8%
Hillsboro/Forest Grove	556.2	531.1	4.7%
Tigard/Tualatin/Sherwood/Wilsonville	651.4	601.9	8.2%
Lake Oswego/West Linn	1,066.6	987.1	8.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	511.0	573.0	-10.8%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	371	329	12.8%
NW Washington Co or Sauvie Island	247	192	28.6%
Portland North	239	220	8.6%
Portland Northeast	401	460	-12.8%
Portland Southeast	560	712	-21.3%
Portland West/Raleigh Hills	857	713	20.2%
Beaverton/Aloha	327	322	1.6%
Hillsboro/Forest Grove	351	324	8.3%
Tigard/Tualatin/Sherwood/Wilsonville	468	318	47.2%
Lake Oswego/West Linn	230	195	17.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	516	396	30.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	612.4	622.0	-1.5%
NW Washington Co or Sauvie Island	963.4	921.6	4.5%
Portland North	640.1	593.1	7.9%
Portland Northeast	685.8	607.1	13.0%
Portland Southeast	606.3	579.5	4.6%
Portland West/Raleigh Hills	893.2	884.0	1.0%
Beaverton/Aloha	653.5	610.3	7.1%
Hillsboro/Forest Grove	739.5	756.1	-2.2%
Tigard/Tualatin/Sherwood/Wilsonville	782.7	918.5	-14.8%
Lake Oswego/West Linn	1,531.1	1,909.6	-19.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	823.6	825.6	-0.2%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	45	35	28.6%
NW Washington Co or Sauvie Island	40	36	11.1%
Portland North	43	43	0
Portland Northeast	32	32	0
Portland Southeast	42	37	13.5%
Portland West/Raleigh Hills	40	40	0
Beaverton/Aloha	38	31	22.6%
Hillsboro/Forest Grove	43	35	22.9%
Tigard/Tualatin/Sherwood/Wilsonville	45	30	50.0%
Lake Oswego/West Linn	43	25	72.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	40	30	33.3%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.3%	97.5%	1.8%
NW Washington Co or Sauvie Island	99.0%	99.4%	-0.3%
Portland North	98.7%	98.5%	0.2%
Portland Northeast	98.6%	98.0%	0.6%
Portland Southeast	98.6%	98.5%	0.1%
Portland West/Raleigh Hills	97.5%	97.9%	-0.4%
Beaverton/Aloha	98.8%	99.4%	-0.6%
Hillsboro/Forest Grove	99.4%	98.5%	1.0%
Tigard/Tualatin/Sherwood/Wilsonville	98.5%	98.9%	-0.4%
Lake Oswego/West Linn	97.3%	98.4%	-1.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.0%	99.4%	-0.4%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.5	2.4	45.8%
NW Washington Co or Sauvie Island	3.4	2.5	36.0%
Portland North	3.9	2.6	50.0%
Portland Northeast	3.1	2.4	29.2%
Portland Southeast	3.2	3.1	3.2%
Portland West/Raleigh Hills	6.5	4.7	38.3%
Beaverton/Aloha	3.0	2.5	20.0%
Hillsboro/Forest Grove	3.5	2.3	52.2%
Tigard/Tualatin/Sherwood/Wilsonville	3.4	2.5	36.0%
Lake Oswego/West Linn	2.8	2.7	3.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	4.6	2.5	84.0%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	28.5%	41.9%	-31.9%
NW Washington Co or Sauvie Island	29.1%	40.6%	-28.3%
Portland North	25.5%	38.6%	-34.0%
Portland Northeast	32.6%	41.0%	-20.5%
Portland Southeast	30.8%	32.5%	-5.2%
Portland West/Raleigh Hills	15.4%	21.4%	-28.2%
Beaverton/Aloha	33.0%	39.4%	-16.3%
Hillsboro/Forest Grove	28.2%	43.5%	-35.2%
Tigard/Tualatin/Sherwood/Wilsonville	29.7%	40.5%	-26.8%
Lake Oswego/West Linn	36.0%	37.4%	-3.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	21.5%	40.1%	-46.4%