



By the Numbers

End of Year
2023


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

PUBLISHED
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BY THE NUMBERS

Neighborhood Snapshot - EOY 2023

NEIGHBORHOOD SNAPSHOT	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
Gresham/Sandy/Troutdale/Corbett	1,532	2,151	-28.8%
NW Washington Co or Sauvie Island	1,091	1,260	-13.4%
Portland North	960	1,359	-29.4%
Portland Northeast	2,095	2,947	-28.9%
Portland Southeast	2,843	3,734	-23.9%
Portland West/Raleigh Hills	2,179	2,966	-26.5%
Beaverton/Aloha	1,739	2,328	-25.3%
Hillsboro/Forest Grove	1,687	2,341	-27.9%
Tigard/Tualatin/Sherwood/Wilsonville	1,904	2,451	-22.3%
Lake Oswego/West Linn	1,047	1,324	-20.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	1,782	2,615	-31.9%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	478.2	503.9	-5.1%
NW Washington Co or Sauvie Island	759.1	763.5	-0.6%
Portland North	495.0	539.9	-8.3%
Portland Northeast	583.0	601.0	-3.0%
Portland Southeast	517.6	552.8	-6.4%
Portland West/Raleigh Hills	703.8	751.2	-6.3%
Beaverton/Aloha	540.9	553.5	-2.3%
Hillsboro/Forest Grove	552.1	562.1	-1.8%
Tigard/Tualatin/Sherwood/Wilsonville	658.7	654.4	0.7%
Lake Oswego/West Linn	1,062.8	993.1	7.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	572.9	594.8	-3.7%
AVERAGE DAYS ON MARKET			
Gresham/Sandy/Troutdale/Corbett	39	27	44.4%
NW Washington Co or Sauvie Island	35	22	59.1%
Portland North	36	24	50.0%
Portland Northeast	31	24	29.2%
Portland Southeast	35	24	45.8%
Portland West/Raleigh Hills	43	30	43.3%
Beaverton/Aloha	30	19	57.9%
Hillsboro/Forest Grove	38	21	81.0%
Tigard/Tualatin/Sherwood/Wilsonville	38	19	100.0%
Lake Oswego/West Linn	33	22	50.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	42	27	55.6%



BY THE NUMBERS

Neighborhood Snapshot - EOY 2023

NEIGHBORHOOD SNAPSHOT	2023	2022	% CHANGE
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.9%	100.2%	-1.3%
NW Washington Co or Sauvie Island	99.5%	102.8%	-3.2%
Portland North	100.1%	102.9%	-2.7%
Portland Northeast	100.4%	102.8%	-2.4%
Portland Southeast	100.1%	102.3%	-2.1%
Portland West/Raleigh Hills	98.2%	101.1%	-2.8%
Beaverton/Aloha	100.1%	102.9%	-2.7%
Hillsboro/Forest Grove	99.1%	101.1%	-2.0%
Tigard/Tualatin/Sherwood/Wilsonville	99.4%	102.1%	-2.7%
Lake Oswego/West Linn	98.2%	101.5%	-3.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.2%	101.3%	-2.1%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	43.8%	58.9%	-25.6%
NW Washington Co or Sauvie Island	43.5%	63.2%	-31.2%
Portland North	36.3%	58.3%	-37.7%
Portland Northeast	53.3%	66.0%	-19.1%
Portland Southeast	48.7%	55.3%	-12.0%
Portland West/Raleigh Hills	25.7%	42.1%	-38.9%
Beaverton/Aloha	49.8%	74.6%	-33.3%
Hillsboro/Forest Grove	43.2%	70.1%	-38.3%
Tigard/Tualatin/Sherwood/Wilsonville	41.4%	75.3%	-45.0%
Lake Oswego/West Linn	42.7%	65.6%	-34.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	34.5%	64.8%	-46.8%



BY THE NUMBERS

Clackamas County - EOY 2023

CLACKAMAS COUNTY	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97015	174	285	-38.9%
97034	299	360	-16.9%
97035	364	434	-16.1%
97045	552	820	-32.7%
97068	398	545	-27.0%
97086	421	643	-34.5%
97219	558	731	-23.7%
97222	318	443	-28.2%
97267	334	450	-25.8%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97015	517.7	529.0	-2.1%
97034	1,524.3	1,393.1	9.4%
97035	876.7	767.3	14.3%
97045	626.1	624.0	0.3%
97068	863.0	893.7	-3.4%
97086	684.4	721.5	-5.1%
97219	659.3	770.9	-14.5%
97222	480.0	514.0	-6.6%
97267	526.5	549.8	-4.2%
AVERAGE DAYS ON MARKET			
97015	46	24	91.7%
97034	35	19	84.2%
97035	34	20	70.0%
97045	38	28	35.7%
97068	31	26	19.2%
97086	51	27	88.9%
97219	31	20	55.0%
97222	34	22	54.5%
97267	23	20	15.0%
SOLD VS. LIST PRICE			
97015	99.9%	101.9%	-2.0%
97034	97.6%	101.0%	-3.4%
97035	98.5%	101.9%	-3.3%
97045	98.7%	100.7%	-2.0%
97068	98.7%	101.8%	-3.1%
97086	98.9%	101.3%	-2.4%
97219	99.6%	102.1%	-2.4%
97222	100.0%	103.4%	-3.3%
97267	100.2%	102.0%	-1.7%
ABSORPTION RATE			
97015	53.7%	57.9%	-7.3%
97034	36.1%	49.1%	-26.6%
97035	48.9%	80.3%	-39.1%
97045	38.6%	62.6%	-38.3%
97068	42.5%	70.9%	-40.1%
97086	25.2%	58.8%	-57.1%
97219	48.9%	62.8%	-22.1%
97222	51.9%	83.9%	-38.1%
97267	71.3%	129.3%	-44.8%



BY THE NUMBERS

North Portland – EOY 2023

NORTH PORTLAND	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97203	408	563	-27.5%
97217	506	734	-31.1%
97227	43	59	-27.1%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97203	472	503.1	-6.2%
97217	504.8	553.8	-8.8%
97227	594.2	707.9	-16.1%
AVERAGE DAYS ON MARKET			
97203	34	22	54.5%
97217	36	26	38.5%
97227	44	31	41.9%
SOLD VS. LIST PRICE			
97203	100.1%	103.3%	-3.0%
97217	100.3%	102.8%	-2.4%
97227	99.1%	102.4%	-3.2%
ABSORPTION RATE			
97203	47.2%	61.7%	-23.5%
97217	33.2%	61.1%	-45.7%
97227	27.5%	28.9%	-4.7%



BY THE NUMBERS

Northeast Portland - EOY 2023

NORTHEAST PORTLAND	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97211	440	642	-31.5%
97212	305	389	-21.6%
97213	381	526	-27.6%
97218	179	218	-17.9%
97232	124	157	-21.0%
AVERAGE CLOSED PRICE	(\$,000)	(\$000)	
97211	600.5	637.5	-5.8%
97212	862.9	894.4	-3.5%
97213	597.2	617.5	-3.3%
97218	498.9	522.4	-4.5%
97232	672.4	668.4	0.6%
AVERAGE DAYS ON MARKET			
97211	30	25	20.0%
97212	24	17	41.2%
97213	29	20	45.0%
97218	30	27	11.1%
97232	38	29	31.0%
SOLD VS. LIST PRICE			
97211	100.8%	103.5%	-2.7%
97212	100.4%	103.6%	-3.1%
97213	100.9%	103.9%	-2.9%
97218	99.6%	102.5%	-2.8%
97232	98.8%	101.8%	-3.0%
ABSORPTION RATE			
97211	49.5%	64.4%	-23.1%
97212	72.6%	64.8%	12.0%
97213	63.5%	85.9%	-26.1%
97218	55.2%	60.5%	-8.8%
97232	43.0%	48.4%	-11.1%



BY THE NUMBERS

Northwest Portland – EOY 2023

NORTHWEST PORTLAND	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97209	257	424	-39.4%
97210	176	212	-17.0%
97229	853	1,095	-22.1%
97231	76	95	-20.0%
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
97209	553.7	533.7	3.7%
97210	781.1	867.0	-9.9%
97229	822.1	804.6	2.2%
97231	641.1	863.6	-25.8%
AVERAGE DAYS ON MARKET			
97209	68	48	41.7%
97210	41	33	24.2%
97229	34	20	70.0%
97231	61	43	41.9%
SOLD VS. LIST PRICE			
97209	96.5%	97.7%	-1.1%
97210	97.2%	100.0%	-2.8%
97229	99.4%	103.1%	-3.6%
97231	97.2%	95.9%	1.3%
ABSORPTION RATE			
97209	15.1%	29.9%	-49.3%
97210	22.5%	39.2%	-42.5%
97229	40.1%	68.1%	-41.0%
97231	10.5%	20.3%	-48.0%



BY THE NUMBERS

Southeast Portland – EOY 2023

SOUTHEAST PORTLAND	2023	2022	% CHANGE
AVAILABLE INVENTORY			
97202	471	607	-22.4%
97206	686	964	-28.8%
97214	228	325	-29.8%
97215	220	254	-13.4%
97216	219	230	-4.8%
AVERAGE SALES PRICE			
97202	681.2	739.3	-7.9%
97206	489.8	521.7	-6.1%
97214	702.9	755.4	-6.9%
97215	677.2	714.7	-5.2%
97216	401.0	453.9	-11.7%
AVERAGE DAYS ON MARKET			
97202	38	24	58.3%
97206	32	21	52.4%
97214	27	23	17.4%
97215	24	17	41.2%
97216	38	24	58.3%
SOLD VS. LIST PRICE			
97202	100.4%	102.6%	-2.2%
97206	100.5%	102.7%	-2.1%
97214	99.8%	102.5%	-2.6%
97215	100.7%	104.2%	-3.4%
97216	100.2%	102.2%	-1.9%
ABSORPTION RATE			
97202	53.7%	58.1%	-7.5%
97206	45.0%	75.0%	-40.1%
97214	86.3%	82.0%	5.2%
97215	91.6%	66.1%	38.6%
97216	45.6%	45.6%	0



BY THE NUMBERS

Southwest Portland – EOY 2023

SOUTHWEST PORTLAND	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97201	215	265	-18.9%
97205	75	93	-19.4%
97219	558	731	-23.7%
97221	148	209	-29.2%
97225	246	357	-31.1%
97239	243	335	-27.5%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97201	624.5	692.4	-9.8%
97205	604.9	569.4	6.2%
97219	659.3	770.9	-14.5%
97221	956.5	949.5	0.7%
97225	805.5	811.4	-0.7%
97239	672.4	724.3	-7.2%
AVERAGE DAYS ON MARKET			
97201	61	43	41.9%
97205	81	44	84.1%
97219	31	20	55.0%
97221	31	31	0
97225	30	20	50.0%
97239	43	28	53.6%
SOLD VS. LIST PRICE			
97201	97.1%	98.8%	-1.7%
97205	95.7%	98.7%	-3.0%
97219	99.6%	102.1%	-2.4%
97221	99.0%	102.9%	-3.8%
97225	99.3%	102.6%	-3.2%
97239	97.9%	102.4%	-4.4%
ABSORPTION RATE			
97201	17.0%	23.4%	-27.4%
97205	16.0%	20.3%	-21.4%
97219	48.9%	62.8%	-22.1%
97221	30.8%	69.6%	-55.7%
97225	53.9%	106.2%	-49.2%
97239	26.3%	40.4%	-35.0%



BY THE NUMBERS

Beaverton/Hillsboro – EOY 2023

	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97005	168	226	-25.7%
97006	365	538	-32.2%
97007	580	820	-29.3%
97008	285	346	-17.6%
97123	705	883	-20.2%
97124	384	520	-26.2%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97005	475.2	516.7	-8.0%
97006	485.9	502	-3.2%
97007	612.2	627.2	-2.4%
97008	540.0	541.0	-0.2%
97123	582.5	603.7	-3.5%
97124	577.4	567.7	1.7%
AVERAGE DAYS ON MARKET			
97005	28	13	115.4%
97006	22	18	22.2%
97007	37	21	76.2%
97008	27	14	92.9%
97123	37	22	68.2%
97124	27	17	58.8%
SOLD VS. LIST PRICE			
97005	100.5%	103.3%	-2.7%
97006	99.7%	103.0%	-3.2%
97007	99.6%	102.8%	-3.1%
97008	100.8%	103.8%	-2.9%
97123	98.9%	101.1%	-2.2%
97124	99.4%	101.9%	-2.4%
ABSORPTION RATE			
97005	56.00%	99.1%	-43.5%
97006	62.0%	144.6%	-57.1%
97007	38.0%	56.9%	-33.2%
97008	74.2%	84.8%	-12.5%
97123	42.8%	59.3%	-27.7%
97124	47.7%	96.3%	-50.4%



BY THE NUMBERS

Tigard/Tualatin Portland – EOY 2023

	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97062	224	364	-38.5%
97140	357	436	-18.1%
97223	464	639	-27.4%
97224	606	705	-14.0%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97062	665	676.5	-1.7%
97140	790.4	721.7	9.5%
97223	615.0	628.1	-2.1%
97224	583.1	609.1	-4.3%
AVERAGE DAYS ON MARKET			
97062	51	23	121.7%
97140	77	59	30.5%
97223	56	47	19.1%
97224	152	112	35.7%
SOLD VS. LIST PRICE			
97062	98.0%	102.8%	-4.7%
97140	99.4%	101.5%	-2.1%
97223	100.5%	102.9%	-2.3%
97224	99.7%	102.7%	-2.9%
ABSORPTION RATE			
97062	36.6%	131.8%	-72.2%
97140	38.6%	61.5%	-37.3%
97223	69.0%	113.3%	-39.1%
97224	33.2%	52.4%	-36.7%



BY THE NUMBERS

Portland Condos – EOY 2023

Condos by Area

GREATER PORTLAND BY AREA	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
NW Washington Co./Sauvie Island	89	102	-12.7%
North	66	94	-29.8%
Northeast	154	179	-14.0%
Southeast	213	282	-24.5%
West/Raleigh Hills	344	300	14.7%
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	257.9	249.4	3.4%
North	340.2	333.2	2.1%
Northeast	340.7	372.2	-8.5%
Southeast	352.6	370.4	-4.8%
West/Raleigh Hills	372.6	411.3	-9.4%
AVERAGE DAYS ON MARKET			
NW Washington Co/Sauvie Island	20	13	53.8%
North	23	13	76.9%
Northeast	49	38	28.9%
Southeast	40	30	33.3%
West/Raleigh Hills	40	33	21.2%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.9%	101.4%	-1.5%
North	99.6%	101.9%	-2.3%
Northeast	99.3%	100.2%	-0.9%
Southeast	99.7%	100.3%	-0.6%
West/Raleigh Hills	99.6%	100.2%	-0.6%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	43.6%	106.2%	-58.9%
North	68.7%	130.5%	-47.3%
Northeast	20.7%	51.4%	-59.8%
Southeast	36.2%	46.0%	-21.4%
West/Raleigh Hills	40.3%	71.4%	-43.5%



BY THE NUMBERS

Portland Condos – EOY 2023

Condos by Zip Code

GREATER PORTLAND BY ZIP	2023	2022	% CHANGE
CLOSED SALES IN UNITS			
97201	135	178	-24.2%
97205	58	71	-18.3%
97209	254	410	-38.0%
97210	73	105	-30.5%
97214	28	42	-33.3%
97229	95	129	-26.4%
97232	42	62	-32.3%
97239	111	137	-19.0%
AVERAGE SALES PRICE			
	(\$,000)	(\$,000)	
97201	388.0	396.0	-2.0%
97205	455.0	400.4	13.6%
97209	549.9	513.9	7.0%
97210	538.1	491.4	9.5%
97214	401.5	412.8	-2.7%
97229	373.9	384.0	-2.6%
97232	312.2	384.7	-18.8%
97239	501.5	547.9	-8.5%
AVERAGE DAYS ON MARKET			
97201	65	46	41.3%
97205	95	48	97.9%
97209	68	48	41.7%
97210	35	37	-5.4%
97214	34	33	3.0%
97229	24	15	60.0%
97232	50	41	22.0%
97239	42	31	35.5%
SOLD VS. LIST PRICE			
97201	97.5%	98.6%	-1.2%
97205	94.6%	96.4%	-1.8%
97209	96.6%	97.8%	-1.3%
97210	98.4%	99.7%	-1.3%
97214	100.0%	100.2%	-0.2%
97229	99.5%	101.6%	-2.2%
97232	98.8%	100.0%	-1.1%
97239	97.2%	98.8%	-1.6%
ABSORPTION RATE			
97201	16.3%	27.4%	-40.7%
97205	16.1%	17.9%	-10.2%
97209	15.2%	29.7%	-48.7%
97210	17.8%	46.0%	-61.2%
97229	33.3%	87.5%	-61.9%
97214	56.5%	134.3%	-57.9%
97232	50.0%	51.6%	-3.2%
97239	35.5%	47.5%	-25.2%