



BY THE NUMBERS

Neighborhood Snapshot - December 2023

NEIGHBORHOOD SNAPSHOT	Dec 2023	Dec 2022	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	463.2	455.7	1.6%
NW Washington Co or Sauvie Island	752.2	716.8	4.9%
Portland North	505.3	480.8	5.1%
Portland Northeast	555.3	548.4	1.3%
Portland Southeast	466.1	526.6	-11.5%
Portland West/Raleigh Hills	710.7	753.1	-5.6%
Beaverton/Aloha	539.0	512.1	5.3%
Hillsboro/Forest Grove	529.4	556.4	-4.9%
Tigard/Tualatin/Sherwood/Wilsonville	621.9	644.0	-3.4%
Lake Oswego/West Linn	1,093.1	809.2	35.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	544.0	544.2	0.0%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	291	304	-4.3%
NW Washington Co or Sauvie Island	209	166	25.9%
Portland North	220	194	13.4%
Portland Northeast	327	372	-12.1%
Portland Southeast	486	562	-13.5%
Portland West/Raleigh Hills	705	586	20.3%
Beaverton/Aloha	291	260	11.9%
Hillsboro/Forest Grove	325	278	16.9%
Tigard/Tualatin/Sherwood/Wilsonville	383	271	41.3%
Lake Oswego/West Linn	204	168	21.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	430	336	28.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	625.9	603.6	3.7%
NW Washington Co or Sauvie Island	937.1	944.7	-0.8%
Portland North	674.0	616.9	9.3%
Portland Northeast	735.6	619.9	18.7%
Portland Southeast	630.8	593.9	6.2%
Portland West/Raleigh Hills	898.3	891.4	0.8%
Beaverton/Aloha	652.7	625.5	4.3%
Hillsboro/Forest Grove	774.1	740.7	4.5%
Tigard/Tualatin/Sherwood/Wilsonville	791.8	884.0	-10.4%
Lake Oswego/West Linn	1,582.6	2,031.6	-22.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	854.3	855.3	-0.1%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	49	46	6.5%
NW Washington Co or Sauvie Island	52	44	18.2%
Portland North	32	41	-22.0%
Portland Northeast	37	43	-14.0%
Portland Southeast	45	47	-4.3%
Portland West/Raleigh Hills	52	55	-5.5%
Beaverton/Aloha	41	38	7.9%
Hillsboro/Forest Grove	46	36	27.8%
Tigard/Tualatin/Sherwood/Wilsonville	59	45	31.1%
Lake Oswego/West Linn	49	39	25.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	51	43	18.6%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.0%	98.5%	0.5%
NW Washington Co or Sauvie Island	97.8%	99.1%	-1.3%
Portland North	99.7%	98.6%	1.1%
Portland Northeast	98.9%	97.8%	1.2%
Portland Southeast	98.1%	97.8%	0.3%
Portland West/Raleigh Hills	95.9%	96.4%	-0.5%
Beaverton/Aloha	98.9%	99.1%	-0.2%
Hillsboro/Forest Grove	98.5%	98.6%	0.0%
Tigard/Tualatin/Sherwood/Wilsonville	100.0%	98.7%	1.3%
Lake Oswego/West Linn	96.4%	97.7%	-1.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	97.9%	99.0%	-1.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.6	2.8	-7.1%
NW Washington Co or Sauvie Island	2.9	2.2	31.8%
Portland North	3.1	2.7	14.8%
Portland Northeast	2.5	2.4	4.2%
Portland Southeast	2.9	2.5	16.0%
Portland West/Raleigh Hills	5.4	4.4	22.7%
Beaverton/Aloha	2.7	1.8	50.0%
Hillsboro/Forest Grove	3.0	2.2	36.4%
Tigard/Tualatin/Sherwood/Wilsonville	3.0	2.1	42.9%
Lake Oswego/West Linn	3.3	2.7	22.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.4	2.6	30.8%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	38.4%	36.1%	6.4%
NW Washington Co or Sauvie Island	34.4%	44.5%	-22.7%
Portland North	31.8%	37.1%	-14.3%
Portland Northeast	40.6%	42.2%	-3.6%
Portland Southeast	34.1%	39.3%	-13.1%
Portland West/Raleigh Hills	18.5%	22.5%	-17.5%
Beaverton/Aloha	37.4%	55.7%	-32.8%
Hillsboro/Forest Grove	32.9%	46.0%	-28.5%
Tigard/Tualatin/Sherwood/Wilsonville	33.1%	47.2%	-29.8%
Lake Oswego/West Linn	30.3%	36.9%	-17.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	29.7%	38.3%	-22.5%