

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%
			20.070
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett	(\$,000) 625.9	(\$,000) 603.6	3.7%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island	(\$,000) 625.9 937.1	(\$,000) 603.6 944.7	3.7% -0.8%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North	(\$,000) 625.9 937.1 674.0	(\$,000) 603.6 944.7 616.9	3.7% -0.8% 9.3%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast	(\$,000) 625.9 937.1 674.0 735.6	(\$,000) 603.6 944.7 616.9 619.9	3.7% -0.8% 9.3% 18.7%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast	(\$,000) 625.9 937.1 674.0 735.6 630.8	(\$,000) 603.6 944.7 616.9 619.9 593.9	3.7% -0.8% 9.3% 18.7% 6.2%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4	3.7% -0.8% 9.3% 18.7% 6.2% 0.8%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32 37	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43 47	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0% -4.3%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32 37 45 52	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43 47 55	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0% -4.3% -5.5%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32 37 45 52 41	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43 47 55 38	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0% -4.3% -5.5% 7.9%
AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32 37 45 52 41 46	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43 47 55 38 36	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0% -4.3% -5.5% 7.9% 27.8%
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AVERAGE LIST PRICE Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	(\$,000) 625.9 937.1 674.0 735.6 630.8 898.3 652.7 774.1 791.8 1,582.6 854.3 49 52 32 37 45 52 41 46	(\$,000) 603.6 944.7 616.9 619.9 593.9 891.4 625.5 740.7 884.0 2,031.6 855.3 46 44 41 43 47 55 38 36	3.7% -0.8% 9.3% 18.7% 6.2% 0.8% 4.3% 4.5% -10.4% -22.1% -0.1% 6.5% 18.2% -22.0% -14.0% -4.3% -5.5% 7.9% 27.8%



BY THE NUMBERS

Neighborhood Snapshot - December 2023

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%