



BY THE NUMBERS

Neighborhood Snapshot – January 2024

NEIGHBORHOOD SNAPSHOT	Jan 2024	Jan 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	482.5	465.4	3.7%
NW Washington Co or Sauvie Island	669.2	697.9	-4.1%
Portland North	445.7	442.2	0.8%
Portland Northeast	513.5	519.9	-1.2%
Portland Southeast	457.6	474.5	-3.6%
Portland West/Raleigh Hills	655.5	579.3	13.2%
Beaverton/Aloha	551.1	488.8	12.7%
Hillsboro/Forest Grove	578.6	506.9	14.1%
Tigard/Tualatin/Sherwood/Wilsonville	649.4	579.8	12.0%
Lake Oswego/West Linn	946.0	1,003.4	-5.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	566.6	526.8	7.6%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	253	261	-3.1%
NW Washington Co or Sauvie Island	180	136	32.4%
Portland North	210	152	38.2%
Portland Northeast	281	273	2.9%
Portland Southeast	423	436	-3.0%
Portland West/Raleigh Hills	674	538	25.3%
Beaverton/Aloha	232	196	18.4%
Hillsboro/Forest Grove	293	247	18.6%
Tigard/Tualatin/Sherwood/Wilsonville	380	270	40.7%
Lake Oswego/West Linn	193	150	28.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	404	330	22.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	632.2	611.7	3.4%
NW Washington Co or Sauvie Island	924.0	1,017.7	-9.2%
Portland North	633.4	677.8	-6.6%
Portland Northeast	709.4	647.4	9.6%
Portland Southeast	645.4	570.9	13.0%
Portland West/Raleigh Hills	876.6	905.8	-3.2%
Beaverton/Aloha	702.0	628.1	11.8%
Hillsboro/Forest Grove	821.8	750.7	9.5%
Tigard/Tualatin/Sherwood/Wilsonville	803.8	879.3	-8.6%
Lake Oswego/West Linn	1,547.7	1,896.4	-18.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	840.8	904.6	-7.1%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	60	62	-3.2%
NW Washington Co or Sauvie Island	52	39	33.3%
Portland North	48	43	11.6%
Portland Northeast	47	56	-16.1%
Portland Southeast	51	61	-16.4%
Portland West/Raleigh Hills	61	54	13.0%
Beaverton/Aloha	55	49	12.2%
Hillsboro/Forest Grove	54	40	35.0%
Tigard/Tualatin/Sherwood/Wilsonville	65	53	22.6%
Lake Oswego/West Linn	54	50	8.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	50	62	-19.4%



BY THE NUMBERS

Neighborhood Snapshot – January 2024

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.7%	97.3%	1.5%
NW Washington Co or Sauvie Island	97.6%	98.9%	-1.3%
Portland North	101.1%	99.8%	1.3%
Portland Northeast	98.8%	98.1%	0.7%
Portland Southeast	99.2%	98.1%	1.1%
Portland West/Raleigh Hills	95.5%	97.0%	-1.5%
Beaverton/Aloha	98.9%	97.8%	1.1%
Hillsboro/Forest Grove	98.3%	96.8%	1.5%
Tigard/Tualatin/Sherwood/Wilsonville	98.2%	97.6%	0.6%
Lake Oswego/West Linn	96.9%	96.9%	0.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	98.8%	97.8%	1.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.8	3.8	-26.3%
NW Washington Co or Sauvie Island	2.5	2.8	-10.7%
Portland North	4.4	3.2	37.5%
Portland Northeast	2.2	2.2	0
Portland Southeast	3.4	3.1	9.7%
Portland West/Raleigh Hills	5.8	4.6	26.1%
Beaverton/Aloha	2.4	2.0	20.0%
Hillsboro/Forest Grove	3.2	2.3	39.1%
Tigard/Tualatin/Sherwood/Wilsonville	3.8	3.1	22.6%
Lake Oswego/West Linn	3.9	3.8	2.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.6	3.1	16.1%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	35.5%	26.4%	34.5%
NW Washington Co or Sauvie Island	40.5%	35.2%	14.9%
Portland North	22.8%	31.5%	-27.6%
Portland Northeast	44.8%	44.6%	0.3%
Portland Southeast	29.0%	31.8%	-8.8%
Portland West/Raleigh Hills	17.2%	21.5%	-20.2%
Beaverton/Aloha	41.3%	50.0%	-17.2%
Hillsboro/Forest Grove	31.0%	43.3%	-28.3%
Tigard/Tualatin/Sherwood/Wilsonville	26.3%	31.85%	-17.4%
Lake Oswego/West Linn	25.3%	26.0%	-2.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	27.4%	31.8%	-13.6%