



BY THE NUMBERS

Neighborhood Snapshot – February 2024

NEIGHBORHOOD SNAPSHOT	Feb 2024	Feb 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	486.0	459.7	5.7%
NW Washington Co or Sauvie Island	756.2	733.5	3.1%
Portland North	504.4	456.3	10.5%
Portland Northeast	548.9	535.3	2.5%
Portland Southeast	486.8	493.3	-1.3%
Portland West/Raleigh Hills	662.8	650.8	1.8%
Beaverton/Aloha	538.2	511.5	5.2%
Hillsboro/Forest Grove	544.7	528.4	3.1%
Tigard/Tualatin/Sherwood/Wilsonville	636.9	591.6	7.7%
Lake Oswego/West Linn	1,008.6	956.1	5.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	534.5	575.9	-7.2%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	251	236	6.4%
NW Washington Co or Sauvie Island	193	136	41.9%
Portland North	224	131	71.0%
Portland Northeast	303	261	16.1%
Portland Southeast	449	396	13.4%
Portland West/Raleigh Hills	697	542	28.6%
Beaverton/Aloha	230	174	32.2%
Hillsboro/Forest Grove	287	224	28.1%
Tigard/Tualatin/Sherwood/Wilsonville	371	254	46.1%
Lake Oswego/West Linn	201	180	11.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	370	317	16.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	640.7	672.7	-4.8%
NW Washington Co or Sauvie Island	944.1	1,010.7	-6.6%
Portland North	681.1	703.2	-3.1%
Portland Northeast	760.0	647.6	17.4%
Portland Southeast	666.0	622.5	7.0%
Portland West/Raleigh Hills	841.1	866.2	-2.9%
Beaverton/Aloha	714.8	666.2	7.3%
Hillsboro/Forest Grove	772.6	775.4	-0.4%
Tigard/Tualatin/Sherwood/Wilsonville	801.0	865.7	-7.5%
Lake Oswego/West Linn	1,574.0	2,004.6	-21.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	850.2	910.4	-6.6%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	59	52	13.5%
NW Washington Co or Sauvie Island	42	62	-32.3%
Portland North	58	53	9.4%
Portland Northeast	36	50	-28.0%
Portland Southeast	50	54	-7.4%
Portland West/Raleigh Hills	66	69	-4.3%
Beaverton/Aloha	55	46	19.6%
Hillsboro/Forest Grove	60	45	33.3%
Tigard/Tualatin/Sherwood/Wilsonville	62	48	29.2%
Lake Oswego/West Linn	48	42	14.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	55	54	1.9%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.1%	98.6%	0.5%
NW Washington Co or Sauvie Island	98.4%	99.2%	-0.8%
Portland North	99.8%	99.0%	0.8%
Portland Northeast	100.0%	100.3%	-0.3%
Portland Southeast	100.1%	99.0%	1.1%
Portland West/Raleigh Hills	97.6%	98.4%	-0.8%
Beaverton/Aloha	99.0%	98.7%	0.4%
Hillsboro/Forest Grove	98.6%	98.3%	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	98.3%	98.3%	-0.1%
Lake Oswego/West Linn	98.8%	98.6%	0.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.5%	97.8%	1.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.1	2.1	47.6%
NW Washington Co or Sauvie Island	2.6	1.8	44.4%
Portland North	3.6	1.7	111.8%
Portland Northeast	2.6	1.5	73.3%
Portland Southeast	3.1	1.8	72.2%
Portland West/Raleigh Hills	5.6	3.5	60.0%
Beaverton/Aloha	2.1	1.5	40.0%
Hillsboro/Forest Grove	3.0	1.8	66.7%
Tigard/Tualatin/Sherwood/Wilsonville	3.1	2.6	19.2%
Lake Oswego/West Linn	3.0	2.9	3.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.9	2.8	3.6%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	32.6%	47.8%	-31.8%
NW Washington Co or Sauvie Island	37.8%	56.6%	-33.2%
Portland North	27.6%	60.3%	-54.1%
Portland Northeast	37.9%	64.7%	-41.4%
Portland Southeast	32.0%	55.3%	-42.0%
Portland West/Raleigh Hills	17.7%	28.4%	-37.4%
Beaverton/Aloha	47.1%	66.3%	-28.9%
Hillsboro/Forest Grove	33.6%	54.4%	-38.3%
Tigard/Tualatin/Sherwood/Wilsonville	32.3%	38.7%	-16.6%
Lake Oswego/West Linn	32.8%	34.4%	-4.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	34.3%	35.6%	-3.7%