



BY THE NUMBERS

Neighborhood Snapshot – March 2024

NEIGHBORHOOD SNAPSHOT	March 2024	March 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	475.1	477.1	-0.4%
NW Washington Co or Sauvie Island	715.0	754.1	-5.2%
Portland North	433.9	525.7	-17.5%
Portland Northeast	542.0	548.4	-1.2%
Portland Southeast	519.8	497.4	4.5%
Portland West/Raleigh Hills	678.5	737.9	-8.0%
Beaverton/Aloha	538	521.0	3.3%
Hillsboro/Forest Grove	543.9	528.7	2.9%
Tigard/Tualatin/Sherwood/Wilsonville	645.2	621.6	3.8%
Lake Oswego/West Linn	1,140.5	978.3	16.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	576.0	544.9	5.7%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	244	240	1.7%
NW Washington Co or Sauvie Island	184	156	17.9%
Portland North	250	165	51.5%
Portland Northeast	329	282	16.7%
Portland Southeast	468	418	12.0%
Portland West/Raleigh Hills	772	595	29.7%
Beaverton/Aloha	270	198	36.4%
Hillsboro/Forest Grove	286	203	40.9%
Tigard/Tualatin/Sherwood/Wilsonville	408	252	61.9%
Lake Oswego/West Linn	229	187	22.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	354	304	16.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	646.8	622.9	3.8%
NW Washington Co or Sauvie Island	971.0	1,021.9	-5.0%
Portland North	687.3	651.5	5.5%
Portland Northeast	735.4	658.9	11.6%
Portland Southeast	663.6	617.6	7.4%
Portland West/Raleigh Hills	861.7	798.1	8.0%
Beaverton/Aloha	684.6	658.9	3.9%
Hillsboro/Forest Grove	747.6	771.6	-3.1%
Tigard/Tualatin/Sherwood/Wilsonville	783.2	881.0	-11.1%
Lake Oswego/West Linn	1,566.3	1,996.8	-21.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	867.9	909.2	-4.5%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	46	50	-8.0%
NW Washington Co or Sauvie Island	39	37	5.4%
Portland North	48	55	-12.7%
Portland Northeast	45	31	45.2%
Portland Southeast	47	42	11.9%
Portland West/Raleigh Hills	52	42	23.8%
Beaverton/Aloha	48	43	11.6%
Hillsboro/Forest Grove	57	44	29.5%
Tigard/Tualatin/Sherwood/Wilsonville	57	43	32.6%
Lake Oswego/West Linn	35	43	-18.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	66	45	46.7%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.9%	99.0%	0.9%
NW Washington Co or Sauvie Island	100.8%	99.6%	1.2%
Portland North	100.6%	100.2%	0.3%
Portland Northeast	101.2%	100.1%	1.1%
Portland Southeast	100.4%	100.7%	-0.3%
Portland West/Raleigh Hills	98.6%	98.5%	0.2%
Beaverton/Aloha	99.4%	99.2%	0.2%
Hillsboro/Forest Grove	98.6%	98.8%	-0.3%
Tigard/Tualatin/Sherwood/Wilsonville	98.7%	99.0%	-0.2%
Lake Oswego/West Linn	97.9%	98.5%	-0.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	99.9%	0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.9	1.8	5.6%
NW Washington Co or Sauvie Island	2.5	1.7	47.1%
Portland North	3.8	1.8	111.1%
Portland Northeast	2.0	1.6	25.0%
Portland Southeast	2.5	1.4	78.6%
Portland West/Raleigh Hills	4.8	3.2	50.0%
Beaverton/Aloha	2.2	1.6	37.5%
Hillsboro/Forest Grove	2.7	1.5	80.0%
Tigard/Tualatin/Sherwood/Wilsonville	3.0	2.1	42.9%
Lake Oswego/West Linn	2.8	2.9	-3.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	1.9	15.8%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	53.6%	54.1%	-0.9%
NW Washington Co or Sauvie Island	40.7%	58.3%	-30.1%
Portland North	26.4%	56.3%	-53.2%
Portland Northeast	51.0%	63.1%	-19.1%
Portland Southeast	40.1%	69.1%	-41.9%
Portland West/Raleigh Hills	20.7%	30.9%	-33.0%
Beaverton/Aloha	46.0%	63.1%	-27.1%
Hillsboro/Forest Grove	37.4%	65.1%	-42.6%
Tigard/Tualatin/Sherwood/Wilsonville	33.0%	46.8%	-29.5%
Lake Oswego/West Linn	35.8%	34.7%	3.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	45.2%	53.9%	-16.2%