



BY THE NUMBERS

Neighborhood Snapshot – April 2024

NEIGHBORHOOD SNAPSHOT	April 2024	April 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	527.5	486.0	8.5%
NW Washington Co or Sauvie Island	798.5	777.0	2.8%
Portland North	557.0	531.2	4.9%
Portland Northeast	591.3	608.1	-2.8%
Portland Southeast	497.6	532.1	-6.5%
Portland West/Raleigh Hills	734.1	670.2	9.5%
Beaverton/Aloha	538.8	519.8	3.7%
Hillsboro/Forest Grove	550.1	542.4	1.4%
Tigard/Tualatin/Sherwood/Wilsonville	647.9	636.6	1.8%
Lake Oswego/West Linn	1,039.7	1,165.5	-10.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	585.7	569.8	2.8%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	252	263	-4.2%
NW Washington Co or Sauvie Island	228	182	25.3%
Portland North	318	191	66.5%
Portland Northeast	366	307	19.2%
Portland Southeast	531	451	17.7%
Portland West/Raleigh Hills	917	659	39.2%
Beaverton/Aloha	294	192	53.1%
Hillsboro/Forest Grove	301	210	43.3%
Tigard/Tualatin/Sherwood/Wilsonville	433	282	53.5%
Lake Oswego/West Linn	281	203	38.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	407	337	20.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	649.6	609.4	6.6%
NW Washington Co or Sauvie Island	933.1	1,036.5	-10.0%
Portland North	609.9	633.1	-3.7%
Portland Northeast	718.9	675.3	6.5%
Portland Southeast	657	630.8	4.2%
Portland West/Raleigh Hills	865.7	854.3	1.3%
Beaverton/Aloha	611.2	683.5	-10.6%
Hillsboro/Forest Grove	726.6	748.0	-2.9%
Tigard/Tualatin/Sherwood/Wilsonville	804.1	886.1	-9.3%
Lake Oswego/West Linn	1,506.9	1,885.0	-20.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	897.8	923.3	-2.8%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	41	36	13.9%
NW Washington Co or Sauvie Island	53	29	82.8%
Portland North	36	27	33.3%
Portland Northeast	33	34	-2.9%
Portland Southeast	36	33	9.1%
Portland West/Raleigh Hills	47	46	2.2%
Beaverton/Aloha	42	43	-2.3%
Hillsboro/Forest Grove	54	48	12.5%
Tigard/Tualatin/Sherwood/Wilsonville	53	41	29.3%
Lake Oswego/West Linn	38	27	40.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	67	42	59.5%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.3%	99.6%	0.8%
NW Washington Co or Sauvie Island	99.6%	99.3%	0.3%
Portland North	100.8%	100.8%	0.0%
Portland Northeast	102.3%	101.8%	0.4%
Portland Southeast	101.6%	101.6%	0.0%
Portland West/Raleigh Hills	98.5%	99.4%	-0.9%
Beaverton/Aloha	99.9%	99.8%	0.2%
Hillsboro/Forest Grove	98.8%	98.3%	0.5%
Tigard/Tualatin/Sherwood/Wilsonville	99.0%	99.2%	-0.3%
Lake Oswego/West Linn	98.6%	99.0%	-0.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.0%	99.5%	-0.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.0	1.9	5.3%
NW Washington Co or Sauvie Island	2.5	2.1	19.0%
Portland North	3.3	2.5	32.0%
Portland Northeast	2.0	1.7	17.6%
Portland Southeast	2.5	1.7	47.1%
Portland West/Raleigh Hills	5.2	3.7	40.5%
Beaverton/Aloha	2.2	1.4	57.1%
Hillsboro/Forest Grove	2.4	1.6	50.0%
Tigard/Tualatin/Sherwood/Wilsonville	2.9	2.2	31.8%
Lake Oswego/West Linn	2.2	2.1	4.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	2.1	4.8%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	50.0%	52.4%	-4.7%
NW Washington Co or Sauvie Island	39.9%	46.7%	-14.5%
Portland North	29.8%	39.7%	-24.9%
Portland Northeast	50.0%	58.3%	-14.3%
Portland Southeast	39.9%	60.5%	-34.0%
Portland West/Raleigh Hills	19.3%	27.1%	-28.9%
Beaverton/Aloha	46.0%	69.2%	-33.5%
Hillsboro/Forest Grove	41.7%	62.2%	-32.9%
Tigard/Tualatin/Sherwood/Wilsonville	34.9%	44.6%	-21.8%
Lake Oswego/West Linn	44.4%	46.8%	-5.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	44.7%	46.8%	-4.6%