



BY THE NUMBERS

Neighborhood Snapshot – May 2024

NEIGHBORHOOD SNAPSHOT	May 2024	May 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	513.8	477.0	7.7%
NW Washington Co or Sauvie Island	819.2	803.2	2.0%
Portland North	473.7	500.5	-5.4%
Portland Northeast	614.8	612.7	0.3%
Portland Southeast	553.1	551.5	0.3%
Portland West/Raleigh Hills	783.5	691.3	13.3%
Beaverton/Aloha	547.2	532.7	2.7%
Hillsboro/Forest Grove	557.0	544.7	2.3%
Tigard/Tualatin/Sherwood/Wilsonville	650.9	651.4	-0.1%
Lake Oswego/West Linn	967.5	1,118.90	-13.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	600.9	622.8	-3.5%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	285	301	-5.3%
NW Washington Co or Sauvie Island	270	198	36.4%
Portland North	400	225	77.8%
Portland Northeast	460	356	29.2%
Portland Southeast	608	480	26.7%
Portland West/Raleigh Hills	1,036	746	38.9%
Beaverton/Aloha	343	214	60.3%
Hillsboro/Forest Grove	366	237	54.4%
Tigard/Tualatin/Sherwood/Wilsonville	505	333	51.7%
Lake Oswego/West Linn	321	209	53.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	460	404	13.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	629.6	612.7	2.8%
NW Washington Co or Sauvie Island	948.1	987.8	-4.0%
Portland North	629.4	710.1	-11.4%
Portland Northeast	662.3	719.2	-7.9%
Portland Southeast	648.2	644.6	0.6%
Portland West/Raleigh Hills	885.0	863.5	2.5%
Beaverton/Aloha	657.2	667.5	-1.5%
Hillsboro/Forest Grove	686.1	720.0	-4.7%
Tigard/Tualatin/Sherwood/Wilsonville	790.5	860.4	-8.1%
Lake Oswego/West Linn	1,535.4	1,632.0	-5.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	858.9	859.2	0.0%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	35	39	-10.3%
NW Washington Co or Sauvie Island	32	27	18.5%
Portland North	30	17	76.5%
Portland Northeast	25	18	38.9%
Portland Southeast	32	31	3.2%
Portland West/Raleigh Hills	40	36	11.1%
Beaverton/Aloha	40	37	8.1%
Hillsboro/Forest Grove	52	44	18.2%
Tigard/Tualatin/Sherwood/Wilsonville	50	39	28.2%



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Lake Oswego/West Linn	27	28	-3.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	40	32	25.0%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.9%	100.1%	-0.2%
NW Washington Co or Sauvie Island	100.3%	100.1%	0.2%
Portland North	101.2%	102.4%	-1.2%
Portland Northeast	102.0%	102.0%	0
Portland Southeast	101.5%	101.6%	-0.1%
Portland West/Raleigh Hills	99.3%	100.0%	-0.7%
Beaverton/Aloha	100.1%	100.2%	-0.1%
Hillsboro/Forest Grove	99.1%	98.7%	0.4%
Tigard/Tualatin/Sherwood/Wilsonville	98.6%	98.8%	-0.2%
Lake Oswego/West Linn	98.7%	99.2%	-0.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	100.2%	0.0%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.0	2.3	-13.0%
NW Washington Co or Sauvie Island	2.6	2.0	30.0%
Portland North	4.2	2.5	68.0%
Portland Northeast	2.0	1.4	42.9%
Portland Southeast	2.3	1.6	43.8%
Portland West/Raleigh Hills	4.6	3.1	48.4%
Beaverton/Aloha	2.3	1.5	53.3%
Hillsboro/Forest Grove	2.6	1.7	52.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.1	2.4	29.2%
Lake Oswego/West Linn	2.7	1.7	58.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.3	2.5	-8.0%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	49.4%	43.8%	12.8%
NW Washington Co or Sauvie Island	38.5%	50.5%	-23.7%
Portland North	23.7%	40.0%	-40.6%
Portland Northeast	49.5%	69.6%	-28.8%
Portland Southeast	42.7%	63.7%	-32.9%
Portland West/Raleigh Hills	21.8%	31.9%	-31.6%
Beaverton/Aloha	44.3%	66.8%	-33.6%
Hillsboro/Forest Grove	38.5%	58.7%	-34.4%
Tigard/Tualatin/Sherwood/Wilsonville	32.1%	40.9%	-21.4%
Lake Oswego/West Linn	36.4%	57.4%	-36.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	43.2%	40.1%	7.9%