



BY THE NUMBERS

Neighborhood Snapshot – June 2024

| NEIGHBORHOOD SNAPSHOT | June 2024 | June 2023 | % CHANGE |
|--|-----------------|-----------------|----------|
| AVERAGE SALES PRICE | (\$,000) | (\$,000) | |
| Gresham/Sandy/Troutdale/Corbett | 506.1 | 454.2 | 11.4% |
| NW Washington Co or Sauvie Island | 797.7 | 806.2 | -1.1% |
| Portland North | 463.2 | 525.5 | -11.9% |
| Portland Northeast | 610.9 | 604.9 | 1.0% |
| Portland Southeast | 554.3 | 551.2 | 0.6% |
| Portland West/Raleigh Hills | 766.8 | 767.9 | -0.1% |
| Beaverton/Aloha | 556.1 | 534.1 | 4.1% |
| Hillsboro/Forest Grove | 558.6 | 552.5 | 1.1% |
| Tigard/Tualatin/Sherwood/Wilsonville | 655 | 657.9 | -0.4% |
| Lake Oswego/West Linn | 1,048.8 | 1,017.1 | 3.1% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 614.5 | 602.8 | 1.9% |
| AVAILABLE INVENTORY | | | |
| Gresham/Sandy/Troutdale/Corbett | 361 | 361 | 0 |
| NW Washington Co or Sauvie Island | 306 | 224 | 36.6% |
| Portland North | 371 | 260 | 42.7% |
| Portland Northeast | 548 | 387 | 41.6% |
| Portland Southeast | 721 | 577 | 25.0% |
| Portland West/Raleigh Hills | 1,106.0 | 866 | 27.7% |
| Beaverton/Aloha | 376 | 257 | 46.3% |
| Hillsboro/Forest Grove | 383 | 284 | 34.9% |
| Tigard/Tualatin/Sherwood/Wilsonville | 562 | 366 | 53.6% |
| Lake Oswego/West Linn | 366 | 277 | 32.1% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 488 | 434 | 12.4% |
| AVERAGE LIST PRICE | (\$,000) | (\$,000) | |
| Gresham/Sandy/Troutdale/Corbett | 627.1 | 611.2 | 2.6% |
| NW Washington Co or Sauvie Island | 870.6 | 1,017.9 | -14.5% |
| Portland North | 633.3 | 687.8 | -7.9% |
| Portland Northeast | 687.3 | 677.7 | 1.4% |
| Portland Southeast | 612.8 | 634.7 | -3.5% |
| Portland West/Raleigh Hills | 875.4 | 864.5 | 1.3% |
| Beaverton/Aloha | 667 | 734.5 | -9.20% |
| Hillsboro/Forest Grove | 696.3 | 728.3 | -4.40% |
| Tigard/Tualatin/Sherwood/Wilsonville | 797.3 | 833.6 | -4.40% |
| Lake Oswego/West Linn | 1,538.4 | 1,553.7 | -1.0% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 859.5 | 876.6 | -2.0% |
| AVERAGE DAYS ON MKT | | | |
| Gresham/Sandy/Troutdale/Corbett | 38 | 25 | 52.0% |
| NW Washington Co or Sauvie Island | 42 | 23 | 82.6% |
| Portland North | 33 | 28 | 17.9% |
| Portland Northeast | 23 | 20 | 15.0% |
| Portland Southeast | 27 | 23 | 17.4% |
| Portland West/Raleigh Hills | 40 | 37 | 8.1% |
| Beaverton/Aloha | 38 | 33 | 15.2% |
| Hillsboro/Forest Grove | 50 | 41 | 22.0% |
| Tigard/Tualatin/Sherwood/Wilsonville | 48 | 36 | 33.3% |
| Lake Oswego/West Linn | 33 | 20 | 65.0% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 47 | 29 | 62.1% |



BY THE NUMBERS

Neighborhood Snapshot – June 2024

| SOLD VS. LIST PRICE | | | |
|--|--------|--------|--------|
| Gresham/Sandy/Troutdale/Corbett | 99.6% | 100.1% | -0.4% |
| NW Washington Co or Sauvie Island | 100.0% | 100.4% | -0.4% |
| Portland North | 100.0% | 101.0% | -1.0% |
| Portland Northeast | 101.3% | 101.0% | 0.4% |
| Portland Southeast | 101.1% | 101.3% | -0.2% |
| Portland West/Raleigh Hills | 97.7% | 98.1% | -0.5% |
| Beaverton/Aloha | 100.1% | 100.5% | -0.3% |
| Hillsboro/Forest Grove | 99.2% | 99.0% | 0.1% |
| Tigard/Tualatin/Sherwood/Wilsonville | 99.2% | 99.2% | 0.0% |
| Lake Oswego/West Linn | 98.4% | 98.9% | -0.5% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 99.4% | 99.3% | 0.1% |
| MONTHS OF INVENTORY | | | |
| Gresham/Sandy/Troutdale/Corbett | 2.4 | 2.6 | -7.7% |
| NW Washington Co or Sauvie Island | 2.5 | 2.0 | 25.0% |
| Portland North | 3.6 | 2.7 | 33.3% |
| Portland Northeast | 3.0 | 1.6 | 87.5% |
| Portland Southeast | 2.5 | 2.2 | 13.6% |
| Portland West/Raleigh Hills | 4.7 | 3.3 | 42.4% |
| Beaverton/Aloha | 2.4 | 1.7 | 41.2% |
| Hillsboro/Forest Grove | 2.7 | 2.0 | 35.0% |
| Tigard/Tualatin/Sherwood/Wilsonville | 3.2 | 2.4 | 33.3% |
| Lake Oswego/West Linn | 3.5 | 2.8 | 25.0% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 2.7 | 2.2 | 22.7% |
| ABSORPTION RATE | | | |
| Gresham/Sandy/Troutdale/Corbett | 42.1% | 38.5% | 9.4% |
| NW Washington Co or Sauvie Island | 40.5% | 49.1% | -17.5% |
| Portland North | 28.0% | 37.3% | -24.9% |
| Portland Northeast | 33.0% | 63.5% | -48.0% |
| Portland Southeast | 40.0% | 46.1% | -13.1% |
| Portland West/Raleigh Hills | 21.1% | 30.0% | -29.5% |
| Beaverton/Aloha | 42.0% | 58.1% | -27.7% |
| Hillsboro/Forest Grove | 36.5% | 49.8% | -26.7% |
| Tigard/Tualatin/Sherwood/Wilsonville | 31.3% | 41.4% | -24.3% |
| Lake Oswego/West Linn | 28.6% | 35.7% | -19.7% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 36.6% | 45.6% | -19.6% |