



BY THE NUMBERS

Neighborhood Snapshot – July 2024

NEIGHBORHOOD SNAPSHOT	July 2024	July 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	492.1	498.4	-1.3%
NW Washington Co or Sauvie Island	817.0	789.7	3.5%
Portland North	499.2	477.5	4.5%
Portland Northeast	602.1	595.2	1.2%
Portland Southeast	546.4	553.6	-1.3%
Portland West/Raleigh Hills	731.0	781.4	-6.4%
Beaverton/Aloha	561.3	537.2	4.5%
Hillsboro/Forest Grove	559.7	558.0	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	649.2	662.4	-2.0%
Lake Oswego/West Linn	1,157.5	1,064.9	8.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	600.1	565.6	6.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	382	380	0.5%
NW Washington Co or Sauvie Island	310	258	20.2%
Portland North	348	300	16.0%
Portland Northeast	536	388	38.1%
Portland Southeast	748	615	21.6%
Portland West/Raleigh Hills	1,139.00	911	25.0%
Beaverton/Aloha	436	278	56.8%
Hillsboro/Forest Grove	419	329	27.4%
Tigard/Tualatin/Sherwood/Wilsonville	579	420	37.9%
Lake Oswego/West Linn	373	306	21.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	473	466	1.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	631.4	624.6	1.1%
NW Washington Co or Sauvie Island	888.7	1,032.6	-13.9%
Portland North	613.9	672.3	-8.7%
Portland Northeast	658.7	709.1	-7.1%
Portland Southeast	607.9	625.6	-2.8%
Portland West/Raleigh Hills	878.1	888.5	-1.2%
Beaverton/Aloha	656.0	716.6	-8.5%
Hillsboro/Forest Grove	682.6	723.2	-5.6%
Tigard/Tualatin/Sherwood/Wilsonville	788.9	825.4	-4.4%
Lake Oswego/West Linn	1,466.0	1,633.4	-10.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	855.1	852.4	0.3%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	30	31	-3.2%
NW Washington Co or Sauvie Island	32	27	18.5%
Portland North	42	25	68.0%
Portland Northeast	25	24	4.2%
Portland Southeast	30	22	36.4%
Portland West/Raleigh Hills	47	31	51.6%
Beaverton/Aloha	37	31	19.4%
Hillsboro/Forest Grove	49	39	25.6%
Tigard/Tualatin/Sherwood/Wilsonville	45	35	28.6%
Lake Oswego/West Linn	47	24	95.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	40	42	-4.8%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.5%	100.6%	-1.1%
NW Washington Co or Sauvie Island	99.4%	99.9%	-0.5%
Portland North	99.8%	100.2%	-0.4%
Portland Northeast	100.5%	100.5%	0.0%
Portland Southeast	100.2%	100.2%	0.0%
Portland West/Raleigh Hills	98.0%	98.6%	-0.6%
Beaverton/Aloha	100.2%	100.5%	-0.3%
Hillsboro/Forest Grove	99.2%	98.8%	0.4%
Tigard/Tualatin/Sherwood/Wilsonville	99.4%	99.2%	0.2%
Lake Oswego/West Linn	97.4%	99.7%	-2.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.9%	99.7%	0.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.7	2.4	12.5%
NW Washington Co or Sauvie Island	2.8	2.7	3.7%
Portland North	3.3	3.3	0
Portland Northeast	2.7	2.1	28.6%
Portland Southeast	2.8	2.5	12.0%
Portland West/Raleigh Hills	5.2	4.5	15.6%
Beaverton/Aloha	2.7	1.8	50.0%
Hillsboro/Forest Grove	3.0	2.3	30.4%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	2.7	18.5%
Lake Oswego/West Linn	3.5	2.5	40.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	2.6	-15.4%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	36.3%	41.5%	-12.5%
NW Washington Co or Sauvie Island	35.1%	36.4%	-3.5%
Portland North	30.4%	30.6%	-0.7%
Portland Northeast	37.1%	47.9%	-22.5%
Portland Southeast	35.1%	39.5%	-11.0%
Portland West/Raleigh Hills	19.3%	22.2%	-13.3%
Beaverton/Aloha	36.7%	54.3%	-32.3%
Hillsboro/Forest Grove	33.8%	43.8%	-22.8%
Tigard/Tualatin/Sherwood/Wilsonville	31.1%	37.4%	-16.8%
Lake Oswego/West Linn	28.9%	39.8%	-27.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	45.8%	37.9%	20.8%