



## BY THE NUMBERS

Neighborhood Snapshot – August 2024

NEIGHBORHOOD SNAPSHOT	August 2024	August 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	499.6	512.7	-2.6%
NW Washington Co or Sauvie Island	772.5	760.1	1.6%
Portland North	460.6	507	-9.2%
Portland Northeast	559.6	591.6	-5.5%
Portland Southeast	534.6	501.5	6.6%
Portland West/Raleigh Hills	760.0	701.4	8.4%
Beaverton/Aloha	563.1	539.3	4.4%
Hillsboro/Forest Grove	558.9	559.7	-0.1%
Tigard/Tualatin/Sherwood/Wilsonville	656.1	661.7	-0.8%
Lake Oswego/West Linn	1,029.9	1,143.2	-9.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	594.8	599.7	-0.8%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	410	389	5.4%
NW Washington Co or Sauvie Island	319	262	21.8%
Portland North	365	307	18.9%
Portland Northeast	560	390	43.6%
Portland Southeast	707	593	19.2%
Portland West/Raleigh Hills	1,155.0	869	32.9%
Beaverton/Aloha	451	276	63.4%
Hillsboro/Forest Grove	434	335	29.6%
Tigard/Tualatin/Sherwood/Wilsonville	590	432	36.6%
Lake Oswego/West Linn	369	310	19.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	498	521	-4.4%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	618.3	609.3	1.5%
NW Washington Co or Sauvie Island	876.2	1,021.10	-14.2%
Portland North	607.2	656.1	-7.5%
Portland Northeast	629.5	686.3	-8.3%
Portland Southeast	598.6	604.9	-1.0%
Portland West/Raleigh Hills	839.7	881.1	-4.7%
Beaverton/Aloha	622.9	706.1	-11.8%
Hillsboro/Forest Grove	674.2	711.3	-5.2%
Tigard/Tualatin/Sherwood/Wilsonville	780.5	797.1	-2.1%
Lake Oswego/West Linn	1,499.6	1,604.3	-6.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	828.7	847.5	-2.2%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	30	23	30.4%
NW Washington Co or Sauvie Island	39	25	56.0%
Portland North	48	33	45.5%
Portland Northeast	32	29	10.3%
Portland Southeast	39	30	30.0%
Portland West/Raleigh Hills	44	42	4.8%
Beaverton/Aloha	37	30	23.3%
Hillsboro/Forest Grove	47	39	20.5%
Tigard/Tualatin/Sherwood/Wilsonville	45	35	28.6%
Lake Oswego/West Linn	40	30	33.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	36	35	2.9%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	98.9%	97.4%	1.5%
NW Washington Co or Sauvie Island	99.7%	100.5%	-0.8%
Portland North	99.5%	99.9%	-0.4%
Portland Northeast	99.5%	100.0%	-0.5%
Portland Southeast	99.9%	99.3%	0.6%
Portland West/Raleigh Hills	98.4%	97.9%	0.6%
Beaverton/Aloha	100.1%	100.5%	-0.4%
Hillsboro/Forest Grove	99.2%	98.9%	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	99.3%	99.4%	-0.1%
Lake Oswego/West Linn	98.7%	98.5%	0.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	97.9%	99.4%	-1.6%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.9	2.1	38.1%
NW Washington Co or Sauvie Island	2.9	2.0	45.0%
Portland North	4.0	3.7	8.1%
Portland Northeast	2.9	1.9	52.6%
Portland Southeast	2.7	1.9	42.1%
Portland West/Raleigh Hills	5.6	3.8	47.4%
Beaverton/Aloha	2.8	1.8	55.6%
Hillsboro/Forest Grove	3.0	2.3	30.4%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	2.6	23.1%
Lake Oswego/West Linn	3.4	2.4	41.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.8	3.0	-6.7%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	34.8%	46.5%	-25.0%
NW Washington Co or Sauvie Island	34.1%	51.1%	-33.2%
Portland North	24.9%	27.0%	-7.8%
Portland Northeast	34.6%	53.0%	-34.7%
Portland Southeast	37.2%	52.2%	-28.8%
Portland West/Raleigh Hills	18.0%	26.1%	-31.0%
Beaverton/Aloha	35.5%	56.2%	-36.7%
Hillsboro/Forest Grove	33.1%	44.4%	-25.3%
Tigard/Tualatin/Sherwood/Wilsonville	31.2%	37.7%	-17.3%
Lake Oswego/West Linn	29.5%	41.2%	-28.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	36.1%	33.7%	7.0%