



## BY THE NUMBERS

Neighborhood Snapshot – September 2024

NEIGHBORHOOD SNAPSHOT	Sept 2024	Sept 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	536.6	482.5	11.2%
NW Washington Co or Sauvie Island	736.5	736.6	0.0%
Portland North	473.9	481.0	-1.5%
Portland Northeast	571.4	571.4	0
Portland Southeast	523.8	510.3	2.6%
Portland West/Raleigh Hills	774.8	693.7	11.7%
Beaverton/Aloha	561.6	543.4	3.3%
Hillsboro/Forest Grove	556.4	558.5	-0.4%
Tigard/Tualatin/Sherwood/Wilsonville	659.4	664.6	-0.8%
Lake Oswego/West Linn	1,138.7	1,072.1	6.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	591.6	583.5	1.4%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	385	391	-1.5%
NW Washington Co or Sauvie Island	306	281	8.9%
Portland North	374	326	14.7%
Portland Northeast	562	431	30.4%
Portland Southeast	729	637	14.4%
Portland West/Raleigh Hills	1,161.0	941	23.4%
Beaverton/Aloha	461	318	45.0%
Hillsboro/Forest Grove	459	360	27.5%
Tigard/Tualatin/Sherwood/Wilsonville	596	448	33.0%
Lake Oswego/West Linn	370	311	19.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	546	524	4.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	601.5	611.2	-1.6%
NW Washington Co or Sauvie Island	875.5	1,010.0	-13.3%
Portland North	603.8	664	-9.1%
Portland Northeast	617.3	688.5	-10.3%
Portland Southeast	620.7	621.4	-0.1%
Portland West/Raleigh Hills	830.2	885.3	-6.2%
Beaverton/Aloha	636.3	684.1	-7.0%
Hillsboro/Forest Grove	669.9	752.4	-11.0%
Tigard/Tualatin/Sherwood/Wilsonville	789.1	789.3	0.0%
Lake Oswego/West Linn	1,544.8	1,492.7	3.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	805	825.1	-2.4%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	44	40	10.0%
NW Washington Co or Sauvie Island	48	26	84.6%
Portland North	45	45	0
Portland Northeast	39	30	30.0%
Portland Southeast	43	26	65.4%
Portland West/Raleigh Hills	51	39	30.8%
Beaverton/Aloha	38	29	31.0%
Hillsboro/Forest Grove	46	38	21.1%
Tigard/Tualatin/Sherwood/Wilsonville	47	36	30.6%
Lake Oswego/West Linn	40	28	42.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	46	33	39.4%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.0%	98.7%	0.3%
NW Washington Co or Sauvie Island	99.2%	99.2%	-0.1%
Portland North	99.4%	99.0%	0.4%
Portland Northeast	97.7%	100.4%	-2.6%
Portland Southeast	98.9%	100.3%	-1.4%
Portland West/Raleigh Hills	97.9%	98.0%	-0.1%
Beaverton/Aloha	100.0%	100.4%	-0.3%
Hillsboro/Forest Grove	99.2%	99.1%	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	99.3%	99.4%	-0.1%
Lake Oswego/West Linn	96.6%	98.4%	-1.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	98.5%	98.8%	-0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.7	2.7	0
NW Washington Co or Sauvie Island	3.8	2.8	35.7%
Portland North	4.2	3.8	10.5%
Portland Northeast	3.5	3.0	16.7%
Portland Southeast	4.0	2.9	37.9%
Portland West/Raleigh Hills	7.9	4.7	68.1%
Beaverton/Aloha	2.9	2.1	38.1%
Hillsboro/Forest Grove	3.1	2.4	29.2%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	2.8	14.3%
Lake Oswego/West Linn	4.1	3.9	5.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.8	3.6	5.6%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	36.8%	36.8%	0.1%
NW Washington Co or Sauvie Island	26.4%	35.9%	-26.3%
Portland North	24.0%	26.0%	-7.7%
Portland Northeast	28.4%	33.1%	-14.2%
Portland Southeast	25.2%	33.9%	-25.6%
Portland West/Raleigh Hills	12.6%	21.3%	-40.7%
Beaverton/Aloha	34.9%	48.4%	-27.9%
Hillsboro/Forest Grove	31.9%	41.3%	-22.7%
Tigard/Tualatin/Sherwood/Wilsonville	31.5%	36.3%	-13.2%
Lake Oswego/West Linn	24.3%	25.7%	-5.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	26.5%	27.6%	-4.0%