# BY THE NUMBERS

*Neighborhood Snapshot – October 2024*

| NEIGHBORHOOD SNAPSHOT | Oct 2024 | Oct 2023 | % CHANGE |
|---|---|---|---|
| **AVERAGE SALES PRICE** | **($,000)** | **($,000)** | |
| Gresham/Sandy/Troutdale/Corbett | 502.3 | 482.7 | 4.1% |
| NW Washington Co or Sauvie Island | 728.7 | 752.0 | -3.1% |
| Portland North | 491.6 | 488.8 | 0.6% |
| Portland Northeast | 566.6 | 587.1 | -3.5% |
| Portland Southeast | 529.0 | 507.3 | 4.3% |
| Portland West/Raleigh Hills | 707.5 | 689.8 | 2.6% |
| Beaverton/Aloha | 560.8 | 542.0 | 3.5% |
| Hillsboro/Forest Grove | 556.4 | 554.6 | 0.3% |
| Tigard/Tualatin/Sherwood/Wilsonville | 658.0 | 661.3 | -0.5% |
| Lake Oswego/West Linn | 1,123.0 | 936.5 | 19.9% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 565.0 | 585.3 | -3.5% |
| **AVAILABLE INVENTORY** | | | |
| Gresham/Sandy/Troutdale/Corbett | 367 | 415 | -11.6% |
| NW Washington Co or Sauvie Island | 295 | 278 | 6.1% |
| Portland North | 344 | 253 | 36.0% |
| Portland Northeast | 504 | 433 | 16.4% |
| Portland Southeast | 692 | 597 | 15.9% |
| Portland West/Raleigh Hills | 1,086.0 | 935 | 16.1% |
| Beaverton/Aloha | 440 | 327 | 34.6% |
| Hillsboro/Forest Grove | 462 | 349 | 32.4% |
| Tigard/Tualatin/Sherwood/Wilsonville | 567 | 464 | 22.2% |
| Lake Oswego/West Linn | 349 | 287 | 21.6% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 546 | 535 | 2.1% |
| **AVERAGE LIST PRICE** | **($,000)** | **($,000)** | |
| Gresham/Sandy/Troutdale/Corbett | 607.0 | 607.9 | -0.1% |
| NW Washington Co or Sauvie Island | 803.5 | 1,015.10 | -20.8% |
| Portland North | 611.6 | 634.8 | -3.7% |
| Portland Northeast | 607.6 | 675.4 | -10.0% |
| Portland Southeast | 602.0 | 614.8 | -2.1% |
| Portland West/Raleigh Hills | 808.6 | 900.3 | -10.2% |
| Beaverton/Aloha | 617.0 | 658.8 | -6.3% |
| Hillsboro/Forest Grove | 668.7 | 738.7 | -9.5% |
| Tigard/Tualatin/Sherwood/Wilsonville | 760.0 | 783.6 | -3.0% |
| Lake Oswego/West Linn | 1,513.1 | 1,507.6 | 0.4% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 797.4 | 833.2 | -4.3% |
| **AVERAGE DAYS ON MKT** | | | |
| Gresham/Sandy/Troutdale/Corbett | 49 | 35 | 40.0% |
| NW Washington Co or Sauvie Island | 65 | 50 | 30.0% |
| Portland North | 49 | 33 | 48.5% |
| Portland Northeast | 34 | 26 | 30.8% |
| Portland Southeast | 44 | 31 | 41.9% |
| Portland West/Raleigh Hills | 63 | 42 | 50.0% |
| Beaverton/Aloha | 40 | 29 | 37.9% |
| Hillsboro/Forest Grove | 46 | 38 | 21.1% |
| Tigard/Tualatin/Sherwood/Wilsonville | 48 | 36 | 33.3% |
| Lake Oswego/West Linn | 50 | 38 | 31.6% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 51 | 49 | 4.1% |

# BY THE NUMBERS

*Neighborhood Snapshot – October 2024*

| SOLD VS. LIST PRICE | | | |
|---|---|---|---|
| Gresham/Sandy/Troutdale/Corbett | 99.7% | 98.0% | 1.7% |
| NW Washington Co or Sauvie Island | 97.9% | 98.5% | -0.6% |
| Portland North | 100.1% | 99.5% | 0.6% |
| Portland Northeast | 100.3% | 100.1% | 0.2% |
| Portland Southeast | 101.0% | 99.4% | 1.5% |
| Portland West/Raleigh Hills | 98.4% | 98.0% | 0.3% |
| Beaverton/Aloha | 100.0% | 100.3% | -0.3% |
| Hillsboro/Forest Grove | 99.3% | 99.1% | 0.2% |
| Tigard/Tualatin/Sherwood/Wilsonville | 99.3% | 99.4% | -0.1% |
| Lake Oswego/West Linn | 97.0% | 94.8% | 2.4% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 98.4% | 99.6% | -1.2% |
| **MONTHS OF INVENTORY** | | | |
| Gresham/Sandy/Troutdale/Corbett | 2.4 | 3.6 | -33.3% |
| NW Washington Co or Sauvie Island | 2.6 | 2.8 | -7.1% |
| Portland North | 3.8 | 2.8 | 35.7% |
| Portland Northeast | 2.7 | 2.8 | -3.6% |
| Portland Southeast | 2.6 | 2.5 | 4.0% |
| Portland West/Raleigh Hills | 5.5 | 5.9 | -6.8% |
| Beaverton/Aloha | 2.7 | 2.1 | 28.6% |
| Hillsboro/Forest Grove | 3.1 | 2.4 | 29.2% |
| Tigard/Tualatin/Sherwood/Wilsonville | 3.0 | 2.8 | 7.1% |
| Lake Oswego/West Linn | 3.5 | 3.1 | 12.9% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 3.1 | 3.7 | -16.2% |
| **ABSORPTION RATE** | | | |
| Gresham/Sandy/Troutdale/Corbett | 40.8% | 27.9% | 46.2% |
| NW Washington Co or Sauvie Island | 38.6% | 36.3% | 6.4% |
| Portland North | 26.4% | 35.5% | -25.6% |
| Portland Northeast | 36.5% | 35.5% | 2.6% |
| Portland Southeast | 38.5% | 40.3% | -4.4% |
| Portland West/Raleigh Hills | 18.1% | 16.9% | 7.3% |
| Beaverton/Aloha | 37.0% | 46.6% | -20.6% |
| Hillsboro/Forest Grove | 31.9% | 42.4% | -24.7% |
| Tigard/Tualatin/Sherwood/Wilsonville | 33.5% | 35.1% | -4.6% |
| Lake Oswego/West Linn | 28.3% | 32.4% | -12.4% |
| Milwaukie /Happy Valley/Clckmas/Dmscus | 32.6% | 27.1% | 20.3% |