## 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	0.39
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		000.0	0.07
Gresham/Sandy/Troutdale/Corbett	367	415	-11.6%
NW Washington Co or Sauvie Island	295	278	6.19
Portland North	344	278	36.0%
Portland Northeast	504	433	16.49
Portland Southeast	692	597	15.9%
Portland West/Raleigh Hills	1,086.0	935	16.19
Beaverton/Aloha	440	327	34.6%
Hillsboro/Forest Grove	440	349	32.49
	567		22.29
Tigard/Tualatin/Sherwood/Wilsonville		464	
Lake Oswego/West Linn	349	287	21.69
Milwaukie /Happy Valley/Clckmas/Dmscus	546	535	2.19
AVERAGE LIST PRICE	(\$,000) 607.0	(\$,000)	0.19
Gresham/Sandy/Troutdale/Corbett		607.9	-0.19
NW Washington Co or Sauvie Island	803.5	1,015.10	-20.89
Portland North Portland Northeast	611.6	634.8	-3.79
Portiand Northeast			
	607.6	675.4	
Portland Southeast	602.0	614.8	-2.19
Portland Southeast Portland West/Raleigh Hills	602.0 808.6	614.8 900.3	-2.19 -10.29
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha	602.0 808.6 617.0	614.8 900.3 658.8	-2.19 -10.29 -6.39
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	602.0 808.6 617.0 668.7	614.8 900.3 658.8 738.7	-2.19 -10.29 -6.39 -9.59
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville	602.0 808.6 617.0 668.7 760.0	614.8 900.3 658.8 738.7 783.6	-2.19 -10.29 -6.39 -9.59 -3.09
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn	602.0 808.6 617.0 668.7 760.0 1,513.1	614.8 900.3 658.8 738.7 783.6 1,507.6	-2.19 -10.29 -6.39 -9.59 -3.09 0.49
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus	602.0 808.6 617.0 668.7 760.0	614.8 900.3 658.8 738.7 783.6	-2.19 -10.29 -6.39 -9.59 -3.09 0.49
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 49	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island	602.0 808.6 617.0 668.7 668.7 760.0 1,513.1 797.4 49 49 65	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 35	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -3.09
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 49 65 49	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -40.09 30.09 48.59
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 49 65 49 49 34	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.59 -30.09 -48.59 -30.89
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 9 65 49 65 49 34 34	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26 31	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26 31 42	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -30.89 -4.99 -30.89 -30.89 -30.89 -30.9
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha	602.0         808.6         617.0         668.7         760.0         1,513.1         797.4         49         65         49         34         49         65         49         65         49         40	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26 31 42 29	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -40.09 -30.09 -48.59 -30.89 -41.99 -50.09 -37.99
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland North Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	602.0 808.6 617.0 668.7 760.0 1,513.1 797.4 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9 9	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26 31 42	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -40.09 -30.09 -48.59 -30.89 -41.99 -50.09 -37.99
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove Tigard/Tualatin/Sherwood/Wilsonville Lake Oswego/West Linn Milwaukie /Happy Valley/Clckmas/Dmscus AVERAGE DAYS ON MKT Gresham/Sandy/Troutdale/Corbett NW Washington Co or Sauvie Island Portland North Portland Northeast Portland Northeast Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha Hillsboro/Forest Grove	602.0         808.6         617.0         668.7         760.0         1,513.1         797.4         49         65         49         34         49         65         49         65         49         40	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 35 50 33 26 31 42 29	-2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -40.09 -30.09 48.59 -30.89 41.99 50.09 37.99
Portland Southeast Portland West/Raleigh Hills Beaverton/Aloha	602.0         808.6         617.0         668.7         760.0         1,513.1         797.4         49         65         49         34         49         65         49         65         49         65         49         65         49         40         44         43         44         43         44         43         44         43         44         43         44         43         44         45	614.8 900.3 658.8 738.7 783.6 1,507.6 833.2 	-10.09 -2.19 -10.29 -6.39 -9.59 -3.09 0.49 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -4.39 -50.09 -37.99 21.19 -33.39 -31.69

## 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%