



BY THE NUMBERS

Neighborhood Snapshot – November 2024

NEIGHBORHOOD SNAPSHOT	Nov 2024	Nov 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	508.8	441.9	15.1%
NW Washington Co or Sauvie Island	784.3	687.9	14.0%
Portland North	489	447.7	9.2%
Portland Northeast	569.9	618.6	-7.9%
Portland Southeast	519.7	528.4	-1.6%
Portland West/Raleigh Hills	815.1	687.9	18.5%
Beaverton/Aloha	561.3	541	3.8%
Hillsboro/Forest Grove	555.3	554.6	0.1%
Tigard/Tualatin/Sherwood/Wilsonville	659.8	661.9	-0.3%
Lake Oswego/West Linn	1,256.7	1,085.2	15.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	561.3	514.2	9.2%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	345	371	-7.0%
NW Washington Co or Sauvie Island	271	247	9.7%
Portland North	310	239	29.7%
Portland Northeast	458	401	14.2%
Portland Southeast	614	560	9.6%
Portland West/Raleigh Hills	976	857	13.9%
Beaverton/Aloha	409	327	25.1%
Hillsboro/Forest Grove	403	351	14.8%
Tigard/Tualatin/Sherwood/Wilsonville	512	468	9.4%
Lake Oswego/West Linn	308	230	33.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	497	516	-3.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	633.5	612.4	3.4%
NW Washington Co or Sauvie Island	771.8	963.4	-19.9%
Portland North	628.4	640.1	-1.8%
Portland Northeast	613.2	685.8	-10.6%
Portland Southeast	604.8	606.3	-0.2%
Portland West/Raleigh Hills	828.3	893.2	-7.3%
Beaverton/Aloha	631.1	653.5	-3.4%
Hillsboro/Forest Grove	678.7	739.5	-8.2%
Tigard/Tualatin/Sherwood/Wilsonville	751.2	782.7	-4.0%
Lake Oswego/West Linn	1,520.1	1,531.1	-0.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	796.9	823.6	-3.2%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	44	43	2.3%
NW Washington Co or Sauvie Island	58	37	56.8%
Portland North	57	43	32.6%
Portland Northeast	48	32	50.0%
Portland Southeast	50	42	19.0%
Portland West/Raleigh Hills	76	40	90.0%
Beaverton/Aloha	40	30	33.3%
Hillsboro/Forest Grove	47	38	23.7%
Tigard/Tualatin/Sherwood/Wilsonville	48	37	29.7%
Lake Oswego/West Linn	65	41	58.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	56	39	43.6%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	97.6%	99.3%	-1.7%
NW Washington Co or Sauvie Island	98.1%	99.0%	-0.9%
Portland North	99.7%	98.9%	0.8%
Portland Northeast	99.8%	98.5%	1.3%
Portland Southeast	99.8%	98.6%	1.2%
Portland West/Raleigh Hills	97.9%	97.1%	0.8%
Beaverton/Aloha	99.9%	100.2%	-0.3%
Hillsboro/Forest Grove	99.3%	99.1%	0.2%
Tigard/Tualatin/Sherwood/Wilsonville	99.2%	99.3%	-0.1%
Lake Oswego/West Linn	97.5%	97.3%	0.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.2%	99.0%	0.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.9	3.3	-12.1%
NW Washington Co or Sauvie Island	3.6	3.1	16.1%
Portland North	3.3	3.7	-10.8%
Portland Northeast	2.4	2.9	-17.2%
Portland Southeast	3.0	3.0	0
Portland West/Raleigh Hills	5.7	6.2	-8.1%
Beaverton/Aloha	2.5	2.2	13.6%
Hillsboro/Forest Grove	2.7	2.4	12.5%
Tigard/Tualatin/Sherwood/Wilsonville	2.7	2.9	-6.9%
Lake Oswego/West Linn	3.6	2.6	38.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	3.2	4.4	-27.3%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	34.4%	30.4%	13.2%
NW Washington Co or Sauvie Island	27.6%	31.9%	-13.4%
Portland North	30.0%	27.2%	10.3%
Portland Northeast	41.4%	34.1%	21.4%
Portland Southeast	33.8%	33.0%	2.5%
Portland West/Raleigh Hills	17.5%	16.1%	8.8%
Beaverton/Aloha	39.5%	45.5%	-13.3%
Hillsboro/Forest Grove	36.7%	41.0%	-10.4%
Tigard/Tualatin/Sherwood/Wilsonville	36.9%	34.6%	6.8%
Lake Oswego/West Linn	27.9%	38.2%	-27.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	31.1%	22.6%	37.6%