



By the Numbers

End of Year
2024


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

PUBLISHED
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BY THE NUMBERS

Neighborhood Snapshot - EOY 2024

NEIGHBORHOOD SNAPSHOT	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
Gresham/Sandy/Troutdale/Corbett	1,587	1,548	2.5%
NW Washington Co or Sauvie Island	1,158	1,098	5.5%
Portland North	1,054	968	8.9%
Portland Northeast	2,131	2,105	1.2%
Portland Southeast	2,699	2,861	-5.7%
Portland West/Raleigh Hills	2,191	2,193	-0.1%
Beaverton/Aloha	1,913	1,753	9.1%
Hillsboro/Forest Grove	1,764	1,699	3.8%
Tigard/Tualatin/Sherwood/Wilsonville	2,240	1,915	17.0%
Lake Oswego/West Linn	1,145	1,055	8.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	2,044	1,790	14.2%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	503.8	477.5	5.5%
NW Washington Co or Sauvie Island	771.0	758.4	1.7%
Portland North	486.5	493.7	-1.5%
Portland Northeast	570.2	582.8	-2.2%
Portland Southeast	526.2	516.9	1.8%
Portland West/Raleigh Hills	731.5	704.8	3.8%
Beaverton/Aloha	559.0	540.5	3.4%
Hillsboro/Forest Grove	553.9	553	0.2%
Tigard/Tualatin/Sherwood/Wilsonville	659.5	659	0.1%
Lake Oswego/West Linn	1,064.1	1,063.4	0.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	582.3	573.2	1.6%
AVERAGE DAYS ON MARKET			
Gresham/Sandy/Troutdale/Corbett	44	39	12.8%
NW Washington Co or Sauvie Island	47	35	34.3%
Portland North	46	36	27.8%
Portland Northeast	36	31	16.1%
Portland Southeast	41	35	17.1%
Portland West/Raleigh Hills	54	43	25.6%
Beaverton/Aloha	42	30	40.0%
Hillsboro/Forest Grove	48	39	23.1%
Tigard/Tualatin/Sherwood/Wilsonville	50	38	31.6%
Lake Oswego/West Linn	44	33	33.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	50	42	19.0%



BY THE NUMBERS

Neighborhood Snapshot - EOY 2024

NEIGHBORHOOD SNAPSHOT	2023	2022	% CHANGE
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.2%	99.0%	0.2%
NW Washington Co or Sauvie Island	99.1%	99.5%	-0.4%
Portland North	100.0%	100.1%	-0.1%
Portland Northeast	100.3%	100.4%	0.0%
Portland Southeast	100.3%	100.1%	0.1%
Portland West/Raleigh Hills	98.1%	98.2%	-0.1%
Beaverton/Aloha	99.9%	100.1%	-0.2%
Hillsboro/Forest Grove	99.3%	99.1%	0.2%
Tigard/Tualatin/Sherwood/Wilsonville	99.2%	99.4%	-0.2%
Lake Oswego/West Linn	97.9%	98.2%	-0.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	98.8%	99.2%	-0.4%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	43.9%	44.3%	-0.9%
NW Washington Co or Sauvie Island	40.7%	43.7%	-7.0%
Portland North	34.7%	36.6%	-5.3%
Portland Northeast	47.4%	53.6%	-11.5%
Portland Southeast	44.4%	49.0%	-9.4%
Portland West/Raleigh Hills	22.6%	25.9%	-12.6%
Beaverton/Aloha	47.1%	50.2%	-6.1%
Hillsboro/Forest Grove	40.5%	43.5%	-7.0%
Tigard/Tualatin/Sherwood/Wilsonville	44.7%	41.6%	7.4%
Lake Oswego/West Linn	38.1%	43.1%	-11.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	37.6%	34.6%	8.6%



BY THE NUMBERS

Beaverton/Hillsboro – EOY 2024

	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97005	185	169	9.5%
97006	375	366	2.5%
97007	727	587	23.9%
97008	261	289	-9.7%
97123	741	716	3.5%
97124	423	384	10.2%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97005	503.5	474.4	6.1%
97006	494.0	485.3	1.8%
97007	629.8	611.3	3.0%
97008	525.4	538.6	-2.5%
97123	565.9	584.2	-3.1%
97124	614.0	577.4	6.3%
AVERAGE DAYS ON MARKET			
97005	37	28	32.1%
97006	35	23	52.2%
97007	52	37	40.5%
97008	31	27	14.8%
97123	53	38	39.5%
97124	32	27	18.5%
SOLD VS. LIST PRICE			
97005	99.8%	100.5%	-0.7%
97006	99.1%	99.7%	-0.6%
97007	99.9%	99.5%	0.4%
97008	100.1%	100.8%	-0.7%
97123	99.3%	98.9%	0.4%
97124	99.6%	99.4%	0.2%
ABSORPTION RATE			
97005	48.1%	56.3%	-14.5%
97006	47.3%	62.2%	-23.9%
97007	36.9%	38.5%	-4.1%
97008	80.5%	75.2%	7.0%
97123	39.5%	43.5%	-9.1%
97124	49.6%	47.7%	4.0%



BY THE NUMBERS

Clackamas County - EOY 2024

CLACKAMAS COUNTY	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97015	174	285	-38.9%
97034	299	360	-16.9%
97035	364	434	-16.1%
97045	552	820	-32.7%
97068	398	545	-27.0%
97086	421	643	-34.5%
97219	558	731	-23.7%
97222	318	443	-28.2%
97267	334	450	-25.8%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97015	517.7	529.0	-2.1%
97034	1,524.3	1,393.1	9.4%
97035	876.7	767.3	14.3%
97045	626.1	624.0	0.3%
97068	863.0	893.7	-3.4%
97086	684.4	721.5	-5.1%
97219	659.3	770.9	-14.5%
97222	480.0	514.0	-6.6%
97267	526.5	549.8	-4.2%
AVERAGE DAYS ON MARKET			
97015	46	24	91.7%
97034	35	19	84.2%
97035	34	20	70.0%
97045	38	28	35.7%
97068	31	26	19.2%
97086	51	27	88.9%
97219	31	20	55.0%
97222	34	22	54.5%
97267	23	20	15.0%
SOLD VS. LIST PRICE			
97015	99.9%	101.9%	-2.0%
97034	97.6%	101.0%	-3.4%
97035	98.5%	101.9%	-3.3%
97045	98.7%	100.7%	-2.0%
97068	98.7%	101.8%	-3.1%
97086	98.9%	101.3%	-2.4%
97219	99.6%	102.1%	-2.4%
97222	100.0%	103.4%	-3.3%
97267	100.2%	102.0%	-1.7%
ABSORPTION RATE			
97015	53.7%	57.9%	-7.3%
97034	36.1%	49.1%	-26.6%
97035	48.9%	80.3%	-39.1%
97045	38.6%	62.6%	-38.3%
97068	42.5%	70.9%	-40.1%
97086	25.2%	58.8%	-57.1%
97219	48.9%	62.8%	-22.1%
97222	51.9%	83.9%	-38.1%
97267	71.3%	129.3%	-44.8%



BY THE NUMBERS

North Portland – EOY 2024

NORTH PORTLAND	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97203	408	563	-27.5%
97217	506	734	-31.1%
97227	43	59	-27.1%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97203	472	503.1	-6.2%
97217	504.8	553.8	-8.8%
97227	594.2	707.9	-16.1%
AVERAGE DAYS ON MARKET			
97203	34	22	54.5%
97217	36	26	38.5%
97227	44	31	41.9%
SOLD VS. LIST PRICE			
97203	100.1%	103.3%	-3.0%
97217	100.3%	102.8%	-2.4%
97227	99.1%	102.4%	-3.2%
ABSORPTION RATE			
97203	47.2%	61.7%	-23.5%
97217	33.2%	61.1%	-45.7%
97227	27.5%	28.9%	-4.7%



BY THE NUMBERS

Northeast Portland - EOY 2024

NORTHEAST PORTLAND	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97211	440	642	-31.5%
97212	305	389	-21.6%
97213	381	526	-27.6%
97218	179	218	-17.9%
97232	124	157	-21.0%
AVERAGE CLOSED PRICE	(\$,000)	(\$000)	
97211	600.5	637.5	-5.8%
97212	862.9	894.4	-3.5%
97213	597.2	617.5	-3.3%
97218	498.9	522.4	-4.5%
97232	672.4	668.4	0.6%
AVERAGE DAYS ON MARKET			
97211	30	25	20.0%
97212	24	17	41.2%
97213	29	20	45.0%
97218	30	27	11.1%
97232	38	29	31.0%
SOLD VS. LIST PRICE			
97211	100.8%	103.5%	-2.7%
97212	100.4%	103.6%	-3.1%
97213	100.9%	103.9%	-2.9%
97218	99.6%	102.5%	-2.8%
97232	98.8%	101.8%	-3.0%
ABSORPTION RATE			
97211	49.5%	64.4%	-23.1%
97212	72.6%	64.8%	12.0%
97213	63.5%	85.9%	-26.1%
97218	55.2%	60.5%	-8.8%
97232	43.0%	48.4%	-11.1%



BY THE NUMBERS

Northwest Portland – EOY 2024

NORTHWEST PORTLAND	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97209	257	424	-39.4%
97210	176	212	-17.0%
97229	853	1,095	-22.1%
97231	76	95	-20.0%
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
97209	553.7	533.7	3.7%
97210	781.1	867.0	-9.9%
97229	822.1	804.6	2.2%
97231	641.1	863.6	-25.8%
AVERAGE DAYS ON MARKET			
97209	68	48	41.7%
97210	41	33	24.2%
97229	34	20	70.0%
97231	61	43	41.9%
SOLD VS. LIST PRICE			
97209	96.5%	97.7%	-1.1%
97210	97.2%	100.0%	-2.8%
97229	99.4%	103.1%	-3.6%
97231	97.2%	95.9%	1.3%
ABSORPTION RATE			
97209	15.1%	29.9%	-49.3%
97210	22.5%	39.2%	-42.5%
97229	40.1%	68.1%	-41.0%
97231	10.5%	20.3%	-48.0%



BY THE NUMBERS

Southeast Portland – EOY 2024

SOUTHEAST PORTLAND	2024	2023	% CHANGE
AVAILABLE INVENTORY			
97202	471	607	-22.4%
97206	686	964	-28.8%
97214	228	325	-29.8%
97215	220	254	-13.4%
97216	219	230	-4.8%
AVERAGE SALES PRICE			
97202	681.2	739.3	-7.9%
97206	489.8	521.7	-6.1%
97214	702.9	755.4	-6.9%
97215	677.2	714.7	-5.2%
97216	401.0	453.9	-11.7%
AVERAGE DAYS ON MARKET			
97202	38	24	58.3%
97206	32	21	52.4%
97214	27	23	17.4%
97215	24	17	41.2%
97216	38	24	58.3%
SOLD VS. LIST PRICE			
97202	100.4%	102.6%	-2.2%
97206	100.5%	102.7%	-2.1%
97214	99.8%	102.5%	-2.6%
97215	100.7%	104.2%	-3.4%
97216	100.2%	102.2%	-1.9%
ABSORPTION RATE			
97202	53.7%	58.1%	-7.5%
97206	45.0%	75.0%	-40.1%
97214	86.3%	82.0%	5.2%
97215	91.6%	66.1%	38.6%
97216	45.6%	45.6%	0



BY THE NUMBERS

Southwest Portland – EOY 2024

SOUTHWEST PORTLAND	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97201	215	265	-18.9%
97205	75	93	-19.4%
97219	558	731	-23.7%
97221	148	209	-29.2%
97225	246	357	-31.1%
97239	243	335	-27.5%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97201	624.5	692.4	-9.8%
97205	604.9	569.4	6.2%
97219	659.3	770.9	-14.5%
97221	956.5	949.5	0.7%
97225	805.5	811.4	-0.7%
97239	672.4	724.3	-7.2%
AVERAGE DAYS ON MARKET			
97201	61	43	41.9%
97205	81	44	84.1%
97219	31	20	55.0%
97221	31	31	0
97225	30	20	50.0%
97239	43	28	53.6%
SOLD VS. LIST PRICE			
97201	97.1%	98.8%	-1.7%
97205	95.7%	98.7%	-3.0%
97219	99.6%	102.1%	-2.4%
97221	99.0%	102.9%	-3.8%
97225	99.3%	102.6%	-3.2%
97239	97.9%	102.4%	-4.4%
ABSORPTION RATE			
97201	17.0%	23.4%	-27.4%
97205	16.0%	20.3%	-21.4%
97219	48.9%	62.8%	-22.1%
97221	30.8%	69.6%	-55.7%
97225	53.9%	106.2%	-49.2%
97239	26.3%	40.4%	-35.0%



BY THE NUMBERS

Tigard/Tualatin Portland – EOY 2024

	Nov 2024	Nov 2023	% CHANGE
CLOSED SALES IN UNITS			
97062	358	226	58.4%
97140	430	360	19.4%
97223	523	465	12.5%
97224	678	610	11.1%
AVERAGE CLOSED PRICE	(\$,000)	(\$,000)	
97062	696.0	665.3	4.6%
97140	752.8	791.3	-4.9%
97223	637.5	614.5	3.7%
97224	586.7	583.5	0.5%
AVERAGE DAYS ON MARKET			
97062	48	31	54.8%
97140	50	44	13.6%
97223	35	27	29.6%
97224	59	48	22.9%
SOLD VS. LIST PRICE			
97062	99.3%	98.0%	1.2%
97140	99.0%	99.4%	-0.4%
97223	99.8%	100.5%	-0.7%
97224	99.5%	99.7%	-0.2%
ABSORPTION RATE			
97062	59.6%	36.9%	61.6%
97140	43.7%	38.9%	12.2%
97223	67.0%	69.2%	-3.1%
97224	32.8%	33.4%	-1.8%



BY THE NUMBERS

Portland Condos – EOY 2024

Condos by Zip Code

	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
97201	105	135	-22.2%
97205	43	60	-28.3%
97209	241	255	-5.5%
97210	80	74	8.1%
97214	41	28	46.4%
97229	78	95	-17.9%
97232	33	42	-21.4%
97239	94	111	-15.3%
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
97201	391.9	388.0	1.0%
97205	509.9	491.6	3.7%
97209	469.6	548.7	-14.4%
97210	527.8	533.9	-1.1%
97214	404.2	401.5	0.7%
97229	346.4	373.9	-7.4%
97232	329.7	312.2	5.6%
97239	505.2	501.5	0.7%
AVERAGE DAYS ON MARKET			
97201	84	65	29.2%
97205	83	92	-9.8%
97209	91	69	31.9%
97210	68	37	83.8%
97214	50	34	47.1%
97229	41	24	70.8%
97232	55	50	10.0%
97239	76	42	81.0%
SOLD VS. LIST PRICE			
97201	96.8%	97.5%	-0.7%
97205	93.1%	92.1%	1.1%
97209	96.6%	96.6%	0.0%
97210	99.1%	98.4%	0.7%
97214	99.6%	100.0%	-0.3%
97229	99.3%	99.5%	-0.2%
97232	98.9%	98.8%	0.0%
97239	97.8%	97.2%	0.6%
ABSORPTION RATE			
97201	11.3%	16.3%	-30.3%
97205	9.1%	16.6%	-44.9%
97209	12.1%	15.2%	-20.4%
97210	18.0%	18.1%	-0.7%
97229	22.7%	33.3%	-31.7%
97214	23.2%	56.5%	-59.0%
97232	25.0%	50.0%	-50.0%
97239	20.0%	35.5%	-43.5%



BY THE NUMBERS

Portland Condos – EOY 2024

Condos by Area

	2024	2023	% CHANGE
CLOSED SALES IN UNITS			
NW Washington Co./Sauvie Island	62	66	-6.1%
North	182	157	15.9%
Northeast	236	213	10.8%
Southeast	339	345	-1.7%
West/Raleigh Hills	700	784	-10.7%
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	299.3	320.5	-6.6%
North	353.7	343.0	3.1%
Northeast	297.7	373.5	-20.3%
Southeast	333.0	372.7	-10.7%
West/Raleigh Hills	575.2	662.8	-13.2%
AVERAGE DAYS ON MARKET			
NW Washington Co./Sauvie Island	40	23	73.9%
North	72	48	50.0%
Northeast	51	40	27.5%
Southeast	58	40	45.0%
West/Raleigh Hills	76	56	35.7%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	99.2%	99.6%	-0.3%
North	99.5%	99.4%	0.1%
Northeast	99.4%	99.7%	-0.3%
Southeast	99.3%	99.6%	-0.3%
West/Raleigh Hills	97.3%	97.0%	0.2%
ABSORPTION RATE			
NW Washington Co./Sauvie Island	25.8%	68.7%	-62.4%
North	17.4%	21.1%	-17.4%
Northeast	18.9%	36.2%	-47.8%
Southeast	29.7%	40.4%	-26.5%
West/Raleigh Hills	14.9%	19.9%	-25.3%