



## BY THE NUMBERS

Neighborhood Snapshot – December 2024

NEIGHBORHOOD SNAPSHOT	Dec 2024	Dec 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	497.5	461	7.9%
NW Washington Co or Sauvie Island	821.8	747.3	10.0%
Portland North	526.7	505.3	4.2%
Portland Northeast	493.3	555.9	-11.3%
Portland Southeast	513	461.7	11.1%
Portland West/Raleigh Hills	661.4	718.9	-8.0%
Beaverton/Aloha	559	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	936.8	1,087.60	-13.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	571.9	544.2	5.1%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	301	291	3.4%
NW Washington Co or Sauvie Island	237	209	13.4%
Portland North	253	220	15.0%
Portland Northeast	374	327	14.4%
Portland Southeast	506	486	4.1%
Portland West/Raleigh Hills	806	705	14.3%
Beaverton/Aloha	338	291	16.2%
Hillsboro/Forest Grove	363	325	11.7%
Tigard/Tualatin/Sherwood/Wilsonville	417	383	8.9%
Lake Oswego/West Linn	250	204	22.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	452	430	5.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	631.4	625.9	0.9%
NW Washington Co or Sauvie Island	768.5	937.1	-18.0%
Portland North	634.9	674	-5.8%
Portland Northeast	581.4	735.6	-21.0%
Portland Southeast	605.4	630.8	-4.0%
Portland West/Raleigh Hills	616	652.7	-5.6%
Beaverton/Aloha	661.2	774.1	-14.6%
Hillsboro/Forest Grove	766.6	791.8	-3.2%
Tigard/Tualatin/Sherwood/Wilsonville	751.2	782.7	-4.1%
Lake Oswego/West Linn	1,636.60	1,582.60	3.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	794.3	854.3	-7.0%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	66	51	29.4%
NW Washington Co or Sauvie Island	78	51	52.9%
Portland North	64	32	100.0%
Portland Northeast	52	37	40.5%
Portland Southeast	63	44	43.2%
Portland West/Raleigh Hills	79	52	51.9%
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	72	50	44.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	55	50	10.0%



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SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	97.3%	99.0%	-1.7%
NW Washington Co or Sauvie Island	97.4%	97.9%	-0.6%
Portland North	99.0%	99.7%	-0.7%
Portland Northeast	98.7%	98.9%	-0.2%
Portland Southeast	98.4%	98.2%	0.2%
Portland West/Raleigh Hills	97.3%	95.4%	1.9%
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%	96.3%	1.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	95.5%	97.9%	-2.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.6	2.5	4.0%
NW Washington Co or Sauvie Island	3.8	2.7	40.7%
Portland North	2.8	3.1	-9.7%
Portland Northeast	2.5	2.4	4.2%
Portland Southeast	2.6	2.8	-7.1%
Portland West/Raleigh Hills	5.1	5.2	-1.9%
Beaverton/Aloha	2.1	2.0	5.0%
Hillsboro/Forest Grove	2.5	2.3	8.7%
Tigard/Tualatin/Sherwood/Wilsonville	2.2	2.4	-8.3%
Lake Oswego/West Linn	3.0	3.2	-6.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.8	3.3	-15.2%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	38.8%	39.5%	-1.6%
NW Washington Co or Sauvie Island	26.1%	37.3%	-29.9%
Portland North	36.3%	31.8%	14.3%
Portland Northeast	40.3%	41.5%	-2.9%
Portland Southeast	38.5%	35.8%	7.7%
Portland West/Raleigh Hills	19.6%	19.1%	2.3%
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	33.2%	31.3%	5.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	35.1%	30.2%	16.4%