



By the Numbers

8.23


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

PUBLISHED
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BY THE NUMBERS

Neighborhood Snapshot - August 2023

NEIGHBORHOOD SNAPSHOT	Aug 2023	Aug 2022	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	519.2	511.3	1.5%
NW Washington Co or Sauvie Island	770.0	737.6	4.4%
Portland North	503.0	501.6	0.3%
Portland Northeast	594.1	616.5	-3.6%
Portland Southeast	502.7	546.2	-8.0%
Portland West/Raleigh Hills	698.4	772.5	-9.6%
Beaverton/Aloha	551.3	539.2	2.2%
Hillsboro/Forest Grove	567.4	555.0	2.2%
Tigard/Tualatin/Sherwood/Wilsonville	656.7	694.2	-5.4%
Lake Oswego/West Linn	1,168.4	956.2	22.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	601.7	568.1	5.9%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	389	356	9.3%
NW Washington Co or Sauvie Island	262	210	24.8%
Portland North	307	284	8.1%
Portland Northeast	390	462	-15.6%
Portland Southeast	593	736	-19.4%
Portland West/Raleigh Hills	869	792	9.7%
Beaverton/Aloha	276	338	-18.3%
Hillsboro/Forest Grove	335	349	-4.0%
Tigard/Tualatin/Sherwood/Wilsonville	432	325	32.9%
Lake Oswego/West Linn	310	219	41.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	521	482	8.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	609.3	645.2	-5.6%
NW Washington Co or Sauvie Island	1,021.10	877.2	16.4%
Portland North	656.1	666.6	-1.6%
Portland Northeast	686.3	610.2	12.5%
Portland Southeast	604.9	581.4	4.0%
Portland West/Raleigh Hills	881.1	894.4	-1.5%
Beaverton/Aloha	706.1	617.2	14.4%
Hillsboro/Forest Grove	711.3	737.8	-3.6%
Tigard/Tualatin/Sherwood/Wilsonville	797.1	931.4	-14.4%
Lake Oswego/West Linn	1,604.3	1,873.4	-14.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	847.5	785.3	7.9%



BY THE NUMBERS

Neighborhood Snapshot - August 2023

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	24	23	4.3%
NW Washington Co or Sauvie Island	25	20	25.0%
Portland North	35	24	45.8%
Portland Northeast	29	23	26.1%
Portland Southeast	31	23	34.8%
Portland West/Raleigh Hills	43	25	72.0%
Beaverton/Aloha	22	24	-8.3%
Hillsboro/Forest Grove	37	23	60.9%
Tigard/Tualatin/Sherwood/Wilsonville	37	18	105.6%
Lake Oswego/West Linn	31	18	72.2%
Milwaukie /Happy Valley/Clickmas/Dmscus	37	26	42.3%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	96.8%	98.9%	-2.1%
NW Washington Co or Sauvie Island	100.5%	100.1%	0.4%
Portland North	99.9%	99.9%	-0.1%
Portland Northeast	100.0%	100.1%	-0.1%
Portland Southeast	99.3%	100.0%	-0.8%
Portland West/Raleigh Hills	97.9%	99.4%	-1.6%
Beaverton/Aloha	100.3%	100.1%	0.2%
Hillsboro/Forest Grove	99.6%	99.8%	-0.2%
Tigard/Tualatin/Sherwood/Wilsonville	100.5%	100.2%	0.3%
Lake Oswego/West Linn	98.4%	99.4%	-0.9%
Milwaukie /Happy Valley/Clickmas/Dmscus	99.4%	99.4%	0.0%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.2	1.8	22.2%
NW Washington Co or Sauvie Island	2.1	1.6	31.3%
Portland North	3.9	2.5	56.0%
Portland Northeast	2.0	1.8	11.1%
Portland Southeast	2.0	2.1	-4.8%
Portland West/Raleigh Hills	4.0	2.8	42.9%
Beaverton/Aloha	1.5	1.6	-6.3%
Hillsboro/Forest Grove	2.0	1.6	25.0%
Tigard/Tualatin/Sherwood/Wilsonville	2.1	1.4	50.0%
Lake Oswego/West Linn	2.5	1.6	56.3%
Milwaukie /Happy Valley/Clickmas/Dmscus	3.1	1.9	63.2%



BY THE NUMBERS

Clackamas County - August 2023

CLACKAMAS COUNTY	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97015	35	45	-22.2%
97034	113	64	76.6%
97035	89	76	17.1%
97045	140	132	6.1%
97068	113	90	25.6%
97086	150	154	-2.6%
97219	132	117	12.8%
97222	68	68	0
97267	49	46	6.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	771.7	752.6	2.5%
97034	2,307.3	2,348.9	-1.8%
97035	1,325.0	1,224.8	8.2%
97045	1,304.5	1,227.4	6.3%
97068	1,016.9	1,925.5	-47.2%
97086	951.4	906.1	5.0%
97219	870.5	820.5	6.1%
97222	537.2	448.4	19.8%
97267	548.6	565.5	-3.0%
AVERAGE DAYS ON MKT			
97015	18	20	-10.0%
97034	24	15	60.0%
97035	29	18	61.1%
97045	35	27	29.6%
97068	38	22	72.7%
97086	58	23	152.2%
97219	31	23	34.8%
97222	34	19	78.9%
97267	15	22	-31.8%
SOLD VS. LIST PRICE			
97015	99.4%	100.9%	-1.5%
97034	97.4%	99.4%	-2.0%
97035	98.8%	100.6%	-1.7%
97045	98.5%	99.6%	-1.1%
97068	98.5%	98.6%	-0.1%
97086	99.2%	98.8%	0.3%
97219	99.3%	99.1%	0.2%
97222	100.1%	100.1%	0.1%
97267	100.2%	99.7%	0.4%
MONTHS OF INVENTORY			
97015	1.8	1.3	38.5%
97034	3.1	1.6	93.8%
97035	2.2	1.9	15.8%
97045	2.0	2.0	0
97068	2.5	1.6	56.3%
97086	3.1	2.2	40.9%
97219	2.2	2.0	10.0%
97222	2.6	1.7	52.9%
97267	1.4	1.1	27.3%



BY THE NUMBERS

Clackamas County - August 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97015	131	198	-33.8%
97034	211	280	-24.6%
97035	228	321	-29.0%
97045	379	585	-35.2%
97068	296	384	-22.9%
97086	293	485	-39.6%
97219	399	540	-26.1%
97222	210	338	-37.9%
97267	234	317	-26.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	520.6	534.0	-2.5%
97034	1,526.5	1,389.9	9.8%
97035	906.5	779.9	16.2%
97045	615.3	631.0	-2.5%
97068	868.0	920.0	-5.7%
97086	693.8	733.2	-5.4%
97219	665.5	782.7	-15.0%
97222	477.2	523.3	-8.8%
97267	541.7	560.4	-3.3%



BY THE NUMBERS

North Portland - August 2023

NORTH PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97203	103	106	-2.8%
97217	169	160	5.6%
97227	21	14	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	672.4	590.7	13.8%
97217	584.4	723.2	-19.2%
97227	800.4	652.7	22.6%
AVERAGE DAYS ON MKT			
97203	32	17	88.2%
97217	36	28	28.6%
97227	40	9	344.4%
SOLD VS. LIST PRICE			
97203	100.4%	101.3%	-0.9%
97217	99.5%	99.3%	0.2%
97227	99.1%	101.2%	-2.1%
MONTHS OF INVENTORY			
97203	3.2	2.8	14.3%
97217	3.7	2.3	60.9%
97227	10.5	2.8	275.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97203	276	425	-35.1%
97217	341	547	-37.7%
97227	29	44	-34.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	483.9	514.7	-6.0%
97217	510.6	560.4	-8.9%
97227	557.5	739.7	-24.6%



BY THE NUMBERS

Northeast Portland - August 2023

NORTHEAST PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97211	82	103	-20.4%
97212	60	50	20.0%
97213	62	72	-13.9%
97232	23	30	-23.3%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	691.3	596.5	15.9%
97212	1,189.5	878.8	35.4%
97213	551.5	621.4	-11.2%
97232	769.7	589.8	30.5%
AVERAGE DAYS ON MKT			
97211	15	22	-31.8%
97212	26	12	116.7%
97213	30	20	50.0%
97232	24	35	-31.4%
SOLD VS. LIST PRICE			
97211	99.2%	99.2%	0.0%
97212	100.2%	100.6%	-0.4%
97213	100.3%	101.3%	-0.9%
97232	102.6%	100.3%	2.3%
MONTHS OF INVENTORY			
97211	3.2	1.7	88.2%
97212	2.3	1.5	53.3%
97213	1.8	1.5	20.0%
97232	2.1	2.1	0

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	306	469	-34.8%
97212	207	288	-28.1%
97213	286	396	-27.8%
97232	91	112	-18.8%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	605.5	652.0	-7.1%
97212	882.2	925.9	-4.7%
97213	602.2	618.9	-2.7%
97232	678.3	667.6	1.6%



BY THE NUMBERS

Northwest Portland - August 2023

NORTHWEST PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97209	185	169	9.5%
97210	62	65	-4.6%
97229	242	171	41.5%
97231	63	37	70.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	585.2	711.5	-17.8%
97210	959.4	990.3	-3.1%
97229	1,012.2	939.9	7.7%
97231	1,105.7	1,057.7	4.5%
AVERAGE DAYS ON MKT			
97209	59	45	31.1%
97210	59	27	118.5%
97229	28	22	27.3%
97231	26	21	23.8%
SOLD VS. LIST PRICE			
97209	95.9%	95.5%	0.3%
97210	97.2%	99.4%	-2.2%
97229	99.0%	100.1%	-1.1%
97231	101.4%	98.9%	2.5%
MONTHS OF INVENTORY			
97209	10.3	4.0	157.5%
97210	4.8	3.3	45.5%
97229	2.4	1.6	50.0%
97231	9.0	2.6	246.2%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	192	340	-43.5%
97210	124	158	-21.5%
97229	574	784	-26.8%
97231	47	67	-29.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	549.5	546.2	0.6%
97210	799.8	906.1	-11.7%
97229	826.7	828.7	-0.2%
97231	623.0	918.5	-32.2%



BY THE NUMBERS

Southeast Portland - August 2023

SOUTHEAST PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97202	86	104	-17.3%
97206	134	162	-17.3%
97214	43	50	-14.0%
97215	32	33	-3.0%
97216	58	47	23.4%
AVERAGE LIST PRICE			
97202	765.8	848.0	-9.7%
97206	545.7	524.5	4.0%
97214	1,041.8	993.5	4.9%
97215	998.6	779.1	28.2%
97216	525.2	437.8	20.0%
AVERAGE DAYS ON MKT			
97202	35	20	75.0%
97206	34	25	36.0%
97214	29	18	61.1%
97215	33	23	43.5%
97216	25	35	-28.6%
SOLD VS. LIST PRICE			
97202	99.5%	100.8%	-1.3%
97206	98.4%	100.0%	-1.6%
97214	100.1%	98.9%	1.3%
97215	100.5%	99.8%	0.7%
97216	100.2%	99.7%	0.5%
MONTHS OF INVENTORY			
97202	1.3	2.0	-35.0%
97206	1.7	1.7	0
97214	2.5	1.4	78.6%
97215	1.3	1.3	0
97216	3.6	2.0	80.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97202	355	437	-18.8%
97206	460	686	-32.9%
97214	151	243	-37.9%
97215	162	187	-13.4%
97216	151	180	-16.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	683.9	751.0	-8.9%
97206	495.7	531.2	-6.7%
97214	696.2	760.5	-8.5%
97215	666.4	745.1	-10.6%
97216	404.9	469.1	-13.7%



BY THE NUMBERS

Southwest Portland - August 2023

SOUTHWEST PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97201	131	115	13.9%
97205	41	44	-6.8%
97219	132	117	12.8%
97221	51	46	10.9%
97225	39	58	-32.8%
97239	94	100	-6.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	888.9	903.7	-1.6%
97205	1,310.6	1,095.0	19.7%
97219	870.5	820.5	6.1%
97221	1,245.5	1,131.5	10.1%
97225	1,043.3	899.9	15.9%
97239	832.2	840.3	-1.0%
AVERAGE DAYS ON MKT			
97201	46	37	24.3%
97205	153	27	466.7%
97219	31	23	34.8%
97221	26	11	136.4%
97225	27	10	170.0%
97239	49	29	69.0%
SOLD VS. LIST PRICE			
97201	98.0%	100.3%	-2.3%
97205	95.6%	96.9%	-1.4%
97219	99.3%	99.1%	0.2%
97221	98.6%	101.7%	-3.0%
97225	100.0%	102.2%	-2.2%
97239	99.0%	99.6%	-0.6%
MONTHS OF INVENTORY			
97201	4.4	6.4	-31.3%
97205	8.2	7.3	12.3%
97219	2.2	2.0	10.0%
97221	3.9	1.6	143.8%
97225	1.6	1.7	-5.9%
97239	4.1	3.8	7.9%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97201	156	199	-21.6%
97205	49	66	-25.8%
97219	399	540	-26.1%
97221	107	158	-32.3%
97225	178	264	-32.6%
97239	173	254	-31.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	638.3	699.8	-8.8%
97205	530.8	563.7	-5.8%
97219	665.5	782.7	-15.0%
97221	937.8	960.7	-2.4%
97225	829.6	822.9	0.8%
97239	677.3	729.0	-7.1%



BY THE NUMBERS

Tigard/Tualatin Portland - August 2023

SOUTHWEST PORTLAND	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97062	58	48	20.8%
97140	100	81	23.5%
97223	75	77	-2.6%
97224	146	85	71.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,077.0	1,123.4	-4.1%
97140	922.8	1,116.7	-17.4%
97223	753.5	675.0	11.6%
97224	637.4	649.8	-1.9%
AVERAGE DAYS ON MKT			
97062	17	11	54.5%
97140	29	22	31.8%
97223	32	16	100.0%
97224	55	21	161.9%
SOLD VS. LIST PRICE			
97062	99.3%	99.9%	-0.7%
97140	99.4%	100.3%	-0.9%
97223	104.4%	100.4%	4.0%
97224	99.3%	102.0%	-2.6%
MONTHS OF INVENTORY			
97062	2.9	1.5	93.3%
97140	2.6	1.9	36.8%
97223	1.2	1.1	9.1%
97224	2.6	1.2	116.7%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97062	145	275	-47.3%
97140	240	302	-20.5%
97223	319	456	-30.0%
97224	423	510	-17.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	681.8	702.8	-3.0%
97140	784.4	715.0	9.7%
97223	632.5	640.4	-1.2%
97224	582.9	626.9	-7.0%



BY THE NUMBERS

Beaverton/Hillsboro - August 2023

FAR WEST	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97005	28	16	75.0%
97006	55	63	-12.7%
97007	128	162	-21.0%
97008	23	34	-32.4%
97123	113	147	-23.1%
97124	65	67	-3.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	561.5	598.2	-6.1%
97006	493.2	502.7	-1.9%
97007	833.4	686.0	21.5%
97008	699.7	581.0	20.4%
97123	660.0	795.8	-17.1%
97124	949.7	796.2	19.3%
AVERAGE DAYS ON MKT			
97005	20	23	-13.0%
97006	17	29	-41.4%
97007	33	24	37.5%
97008	20	17	17.6%
97123	35	26	34.6%
97124	27	24	12.5%
SOLD VS. LIST PRICE			
97005	99.9%	101.4%	-1.4%
97006	100.0%	100.4%	-0.5%
97007	99.9%	100.2%	-0.3%
97008	100.3%	100.6%	-0.3%
97123	99.7%	100.2%	-0.5%
97124	99.9%	99.2%	0.7%
MONTHS OF INVENTORY			
97005	1.3	0.7	85.7%
97006	1.3	1.5	-13.3%
97007	2.2	2.1	4.8%
97008	0.8	1.1	-27.3%
97123	1.5	1.7	-11.8%
97124	1.9	1.3	46.2%



BY THE NUMBERS

Beaverton/Hillsboro - August 2023

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97005	22	36	-38.9%
97006	45	76	-40.8%
97007	71	99	-28.3%
97008	34	31	9.7%
97123	119	153	-22.2%
97124	41	67	-38.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	458.9	478.5	-4.1%
97006	484.9	459.1	5.6%
97007	551.0	581.9	-5.3%
97008	526.0	539.8	-2.6%
97123	564.1	552.3	2.1%
97124	525.5	534.2	-1.6%



BY THE NUMBERS

Portland Condos – August 2023

Condos by Area

GREATER PORTLAND BY AREA	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	8	8	0
North	84	38	121.1%
Northeast	45	41	9.8%
Southeast	77	55	40.0%
West/Raleigh Hills	388	353	9.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	373.7	357.5	4.5%
North	355.3	390.5	-9.0%
Northeast	346.7	365.7	-5.2%
Southeast	376.3	437.1	-13.9%
West/Raleigh Hills	640.1	682.9	-6.3%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	22	31	-29.0%
North	40	45	-11.1%
Northeast	45	30	50.0%
Southeast	50	25	100.0%
West/Raleigh Hills	51	36	41.7%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	99.3%	99.3%	0.0%
North	98.8%	99.8%	-0.9%
Northeast	101.3%	98.6%	2.7%
Southeast	99.6%	99.5%	0.1%
West/Raleigh Hills	97.7%	97.2%	0.4%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	0.7	0.7	0
North	7.0	2.9	141.4%
Northeast	2.1	1.6	31.3%
Southeast	2.0	1.7	17.6%
West/Raleigh Hills	5.4	3.7	45.9%



BY THE NUMBERS

Portland Condos – August 2023

Condos by Zip Code

GREATER PORTLAND BY ZIP	Aug 2023	Aug 2022	% CHANGE
AVAILABLE INVENTORY			
97201	79	63	25.4%
97205	36	33	9.1%
97209	180	167	7.8%
97210	22	29	-24.1%
97214	3	1	200.0%
97229	18	12	50.0%
97232	9	17	-47.1%
97239	43	42	2.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	573.3	522.9	9.6%
97205	1,372.0	1,005.0	36.5%
97209	568.0	703.6	-19.3%
97210	664.0	537.3	23.6%
97214	426.6	369.0	15.6%
97229	387.8	496.2	-21.8%
97232	328.5	331.6	-0.9%
97239	592.5	801.9	-26.1%
AVERAGE DAYS ON MKT			
97201	59	50	18.0%
97205	175	32	446.9%
97209	59	46	28.3%
97210	11	21	-47.6%
97214	20	25	-20.0%
97229	19	34	-44.1%
97232	33	50	-34.0%
97239	56	34	64.7%
SOLD VS. LIST PRICE			
97201	97.9%	98.1%	-0.1%
97205	96.6%	95.3%	1.4%
97209	95.9%	96.1%	-0.2%
97210	99.5%	99.1%	0.4%
97214	100.8%	98.9%	1.9%
97229	99.6%	98.4%	1.2%
97232	102.2%	98.6%	3.6%
97239	98.0%	97.7%	0.3%
MONTHS OF INVENTORY			
97201	5.3	6.3	-15.9%
97205	9	6.6	36.4%
97209	10	4.2	138.1%
97210	7.3	2.6	180.8%
97229	3	0.2	1400.0%
97214	1.1	0.9	22.2%
97232	3	2.8	7.1%
97239	3.6	3.8	-5.3%