

07.20 *By the Numbers*



The data tells its own story. We'll show you how to read between the lines.


Windermere
REAL ESTATE

WINDERMERE REALTY TRUST

PUBLISHED AUGUST 2020



Neighborhood Snapshot July 2020

NEIGHBORHOOD SNAPSHOT	July 2019	June 2020	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	340	309	-9.1%
NW Washington Co or Sauvie Island	247	241	-2.4%
Portland North	218	221	1.4%
Portland Northeast	398	396	-0.5%
Portland Southeast	456	474	3.9%
Portland West/Raleigh Hills	892	952	6.7%
Beaverton/Aloha	224	243	8.5%
Hillsboro/Forest Grove	361	358	-0.8%
Tigard/Tualatin/Sherwood/Wilsonville	247	241	-2.4%
Lake Oswego/West Linn	358	335	-6.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	492	449	-8.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	565.4	596.7	5.5%
NW Washington Co or Sauvie Island	657.3	676.3	2.9%
Portland North	627.6	633.4	0.9%
Portland Northeast	643.9	625.3	-2.9%
Portland Southeast	569.4	585.2	2.8%
Portland West/Raleigh Hills	764.8	755.7	-1.2%
Beaverton/Aloha	496.3	510.5	2.9%
Hillsboro/Forest Grove	568.7	561.1	-1.3%
Tigard/Tualatin/Sherwood/Wilsonville	657.3	676.3	2.9%
Lake Oswego/West Linn	1,227.5	1,297.5	5.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	661.3	711.6	7.6%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	35	37	5.7%
NW Washington Co or Sauvie Island	37	50	35.1%
Portland North	31	25	-19.4%
Portland Northeast	31	26	-16.1%
Portland Southeast	27	27	0.0%
Portland West/Raleigh Hills	41	41	0.0%
Beaverton/Aloha	32	30	-6.3%
Hillsboro/Forest Grove	33	40	21.2%
Tigard/Tualatin/Sherwood/Wilsonville	37	50	35.1%
Lake Oswego/West Linn	42	40	-4.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	36	32	-11.1%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.2%	100.3%	0.1%
NW Washington Co or Sauvie Island	99.9%	99.8%	-0.1%
Portland North	100.8%	102.4%	1.6%
Portland Northeast	100.7%	101.1%	0.4%
Portland Southeast	100.7%	101.2%	0.5%
Portland West/Raleigh Hills	99.6%	99.2%	-0.4%
Beaverton/Aloha	100.2%	100.6%	0.4%
Hillsboro/Forest Grove	99.8%	100.2%	0.5%
Tigard/Tualatin/Sherwood/Wilsonville	99.9%	99.8%	-0.1%
Lake Oswego/West Linn	98.1%	97.8%	-0.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	100.3%	0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.5	1.3	-13.3%
NW Washington Co or Sauvie Island	1.8	1.4	-22.2%
Portland North	1.7	1.4	-17.6%
Portland Northeast	1.7	1.4	-17.6%
Portland Southeast	1.5	1.2	-20.0%
Portland West/Raleigh Hills	3.7	3.0	-18.9%
Beaverton/Aloha	0.8	0.9	12.5%
Hillsboro/Forest Grove	1.5	1.3	-13.3%
Tigard/Tualatin/Sherwood/Wilsonville	1.8	1.4	-22.2%
Lake Oswego/West Linn	2.4	1.7	-29.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.8	1.6	-11.1%



By the Numbers - Clackamas County July 2020

CLACKAMAS COUNTY	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97015	67	38	-43.3%
97034	193	137	-29.0%
97035	176	95	-46.0%
97045	206	110	-46.6%
97068	164	105	-36.0%
97086	241	209	-13.3%
97219	231	157	-32.0%
97222	71	31	-56.3%
97267	86	43	-50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	504.0	654.7	29.9%
97034	1,429.8	1,565.9	9.5%
97035	797.1	1,035.2	29.9%
97045	603.4	670.6	11.1%
97068	978.5	1,183.3	20.9%
97086	659.7	638.1	-3.3%
97219	761.5	708.0	-7.0%
97222	488.0	521.0	6.80%
97267	533.8	525.0	-1.6%
AVERAGE DAYS ON MKT			
97015	26	39	50.0%
97034	54	45	-16.7%
97035	27	35	29.6%
97045	37	34	-8.1%
97068	43	37	-14.0%
97086	55	36	-34.5%
97219	33	34	3.0%
97222	16	37	131.3%
97267	31	22	-29.0%
SOLD VS. LIST PRICE			
97015	100.1%	100.5%	0.4%
97034	95.7%	96.9%	1.3%
97035	99.7%	98.7%	-1.0%
97045	99.7%	100.5%	0.8%
97068	98.2%	98.5%	0.4%
97086	98.9%	100.8%	1.9%
97219	97.9%	99.5%	1.6%
97222	101.1%	100.3%	-0.7%
97267	99.0%	100.7%	1.7%
MONTHS OF INVENTORY			
97015	1.7	1.0	-41.2%
97034	3.6	2.0	-44.4%
97035	3.2	1.5	-53.1%
97045	2.1	1.0	-52.4%
97068	2.2	1.5	-31.8%
97086	4.7	3.0	-36.2%
97219	2.9	1.8	-37.9%
97222	1.4	0.7	-50.0%
97267	2.6	0.8	-69.2%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97015	165	190	15.2%
97034	254	249	-2.0%
97035	356	263	-26.1%
97045	565	520	-8.0%
97068	377	309	-18.0%
97086	308	351	14.0%
97219	447	420	-6.0%
97222	260	253	-2.7%
97267	258	253	-1.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	434.7	449.8	3.5%
97034	954.8	1,039.4	8.9%
97035	566.1	612.6	8.2%
97045	46.03	474.9	2.6%
97068	599.0	623.4	4.1%
97086	551.9	535.6	-3.0%
97219	543.1	551.8	1.6%
97222	379.7	416.6	9.7%
97267	410.0	433.1	5.6%



By the Numbers – Far West July 2020

FAR WEST	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97006	91	46	-49.5%
97007	180	100	-44.4%
97123	191	138	-27.7%
97124	97	85	-12.4%
97132	149	88	-40.9%
97140	109	51	-53.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	421.7	374.5	-11.2%
97007	631.2	597.0	-5.4%
97123	555.4	537.1	-3.3%
97124	555.1	511.6	-7.8%
97132	667.1	904.9	35.6%
97140	972.9	831.8	-14.5%
AVERAGE DAYS ON MKT			
97006	21	42	100.0%
97007	30	34	13.3%
97123	32	38	18.8%
97124	23	26	13.0%
97132	52	38	-26.9%
97140	21	22	4.8%
SOLD VS. LIST PRICE			
97006	98.1%	100.3%	2.2%
97007	99.9%	100.6%	0.7%
97123	99.7%	100.3%	0.6%
97124	99.2%	99.8%	0.5%
97132	97.6%	100.8%	3.2%
97140	98.5%	100.9%	2.5%
MONTHS OF INVENTORY			
97006	2.1	0.8	-61.9%
97007	1.9	1.0	-47.4%
97123	2.1	1.3	-38.1%
97124	1.3	1.0	-23.1%
97132	2.3	1.3	-43.5%
97140	1.9	0.8	-57.9%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97006	309	326	5.5%
97007	532	565	6.2%
97123	444	578	30.2%
97124	349	355	1.7%
97132	336	312	-7.1%
97140	285	250	-12.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	378.1	373.1	-1.3%
97007	458.8	480.0	4.6%
97123	437.3	458.8	4.9%
97124	413.5	423.3	2.4%
97132	422.7	432.3	2.3%
97140	480.1	574.4	19.6%



By the Numbers – Greater Portland July 2020

GREATER PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	388	241	-37.9%
North	318	221	-30.5%
Northeast	661	396	-40.1%
Southeast	836	474	-43.3%
West/Raleigh Hills	1,226	952	-22.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	678.6	676.3	-0.3%
North	579.3	633.4	9.3%
Northeast	552.5	625.3	13.2%
Southeast	522.4	585.2	12.0%
West/Raleigh Hills	756.0	755.7	0.0%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	45	50	11.1%
North	32	25	-21.9%
Northeast	28	26	-7.1%
Southeast	31	27	-12.9%
West/Raleigh Hills	39	41	5.1%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	99.2%	99.8%	0.6%
North	99.3%	102.4%	3.2%
Northeast	100.0%	101.1%	1.1%
Southeast	99.9%	101.2%	1.3%
West/Raleigh Hills	98.4%	99.2%	0.8%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	2.6	1.4	-46.2%
North	2.5	1.4	-44.0%
Northeast	2.2	1.4	-36.4%
Southeast	2.2	1.2	-45.5%
West/Raleigh Hills	4.1	3.0	-26.8%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	890	829	-6.9%
North	798	794	-0.5%
Northeast	1,606	1,456	-9.3%
Southeast	2,156	2,021	-6.3%
West/Raleigh Hills	1,710	1,562	-8.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	528.1	548.2	3.8%
North	425.9	447.7	5.1%
Northeast	482.2	493.0	2.2%
Southeast	432.7	452.1	4.5%
West/Raleigh Hills	595.1	607.8	2.1%



By the Numbers – North Portland July 2020

NORTH PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97203	103	62	-39.8%
97217	199	147	-26.1%
97227	9	14	55.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	524.3	564	7.6%
97217	605.2	640.4	5.8%
97227	698.3	891.5	27.7%
AVERAGE DAYS ON MKT			
97203	21	25	19.0%
97217	38	24	-36.8%
97227	16	20	25.0%
SOLD VS. LIST PRICE			
97203	99.3%	102.5%	3.3%
97217	99.7%	102.7%	3.0%
97227	98.6%	100.0%	1.9%
MONTHS OF INVENTORY			
97203	1.9	0.9	-52.6%
97217	2.8	2.0	-28.6%
97227	3.0	2.0	-33.3%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97203	344	348	1.2%
97217	417	395	-5.3%
97227	31	49	58.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	381.7	407.0	6.6%
97217	446.9	480.7	7.6%
97227	565.1	459.4	-18.7%



By the Numbers – Northeast Portland July 2020

NORTHEAST PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97211	157	108	-31.0%
97212	96	62	-35.4%
97213	93	51	-45.2%
97232	49	36	-26.5%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	618.0	637.3	3.1%
97212	795.9	880.5	10.6%
97213	559.3	609.8	9.0%
97232	731.1	580.6	-20.6%
AVERAGE DAYS ON MKT			
97211	36	21	-41.7%
97212	25	20	-20.0%
97213	23	30	30.4%
97232	31	20	-35.5%
SOLD VS. LIST PRICE			
97211	101.0%	101.1%	0.2%
97212	99.0%	100.4%	1.5%
97213	100.1%	101.3%	1.2%
97232	98.5%	101.4%	3.0%
MONTHS OF INVENTORY			
97211	2.4	1.7	-29.2%
97212	2.2	1.8	-18.2%
97213	1.7	0.8	-52.9%
97232	3.8	2.4	-36.8%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97211	322	311	-3.4%
97212	232	199	-14.2%
97213	310	267	-13.9%
97232	73	78	6.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97211	530.1	524.2	-1.1%
97212	695.5	725.3	4.3%
97213	517.3	526.0	1.7%
97232	632.2	587.6	-7.1%



By the Numbers – Northwest Portland July 2020

NORTHWEST PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97209	205	218	6.3%
97210	115	86	-25.2%
97229	335	243	-27.5%
97231	64	58	-9.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	739.9	726.5	-1.8%
97210	724.8	848.0	17.0%
97229	729.0	811.2	11.3%
97231	777.6	588.5	-24.3%
AVERAGE DAYS ON MKT			
97209	48	57	18.8%
97210	30	65	116.7%
97229	40	37	-7.5%
97231	97	69	-28.9%
SOLD VS. LIST PRICE			
97209	98.2%	99.2%	1.0%
97210	98.8%	97.8%	-1.0%
97229	99.3%	99.6%	0.3%
97231	97.0%	100.7%	3.8%
MONTHS OF INVENTORY			
97209	7.3	7.8	6.8%
97210	5.2	3.9	-25.0%
97229	2.4	1.4	-41.7%
97231	5.8	5.8	0.0%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97209	182	184	1.1%
97210	130	98	-24.6%
97229	764	733	-4.1%
97231	38	44	15.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	547.2	516.8	-5.6%
97210	690.8	788.7	14.2%
97229	571.1	594.9	4.2%
97231	594.7	651.5	9.6%



By the Numbers – Southeast Portland July 2020

SOUTHEAST PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97202	174	74	-57.5%
97206	157	112	-28.7%
97214	78	49	-37.2%
97215	64	43	-32.8%
97216	55	23	-58.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97202	695.4	871.4	25.3%
97206	455.8	537.4	17.9%
97214	712.5	852.2	19.6%
97215	588.5	855.5	45.4%
97216	384.7	399.3	3.8%
AVERAGE DAYS ON MKT			
97202	30	32	6.7%
97206	30	25	-16.7%
97214	33	25	-24.2%
97215	26	18	-30.8%
97216	25	18	-28.0%
SOLD VS. LIST PRICE			
97202	98.8%	101.0%	2.2%
97206	100.8%	101.8%	1.0%
97214	100.0%	100.9%	0.9%
97215	99.8%	100.4%	0.6%
97216	100.7%	105.3%	4.5%
MONTHS OF INVENTORY			
97202	2.8	1.1	-60.7%
97206	1.6	1.0	-37.5%
97214	2.9	2.0	-31.0%
97215	2.1	1.7	-19.0%
97216	2.4	1.1	-54.2%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97202	335	339	1.2%
97206	538	512	-4.8%
97214	166	141	-15.1%
97215	166	159	-4.2%
97216	137	103	-24.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	591.3	616.2	4.2%
97206	418.0	428.5	2.5%
97214	632.0	656.5	3.9%
97215	561.1	582.3	3.8%
97216	339.4	367.2	8.2%



By the Numbers – Southwest Portland July 2020

SOUTHWEST PORTLAND	July 2019	July 2020	% CHANGE
AVAILABLE INVENTORY			
97201	152	121	-20.4%
97205	49	30	-38.8%
97219	231	157	-32.0%
97221	92	52	-43.5%
97225	94	74	-21.3%
97239	112	90	-19.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	724.5	686.6	-5.2%
97205	553.7	551.6	-0.4%
97219	761.5	708.0	-7.0%
97221	830.3	794.2	-4.3%
97225	720.1	701.2	-2.6%
97239	822.6	776.1	-5.7%
AVERAGE DAYS ON MKT			
97201	85	73	-14.1%
97205	52	53	1.9%
97219	33	34	3.0%
97221	42	31	-26.2%
97225	26	30	15.4%
97239	41	32	-22.0%
SOLD VS. LIST PRICE			
97201	98.5%	94.8%	-3.7%
97205	98.4%	99.8%	1.5%
97219	97.9%	99.5%	1.6%
97221	97.4%	101.5%	4.2%
97225	98.4%	99.6%	1.2%
97239	99.0%	99.3%	0.4%
MONTHS OF INVENTORY			
97201	6.1	6.4	4.9%
97205	6.1	2.3	-62.3%
97219	2.9	1.8	-37.9%
97221	4.4	2.6	-40.9%
97225	2.7	2.2	-18.5%
97239	2.9	2.6	-10.3%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97201	156	111	-28.8%
97205	41	44	7.3%
97219	447	420	-6.0%
97221	126	114	-9.5%
97225	218	200	-8.3%
97239	189	163	-13.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	562.8	651.1	15.7%
97205	451.1	526.9	16.8%
97219	543.1	551.8	1.6%
97221	767.7	726.1	-5.4%
97225	623.2	589.1	-5.5%
97239	599.2	594.8	-0.7%