

09.20 *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

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Neighborhood Snapshot September 2020

NEIGHBORHOOD SNAPSHOT	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	315	305	-3.2%
NW Washington Co or Sauvie Island	243	202	-16.9%
Portland North	232	220	-5.2%
Portland Northeast	401	401	0.0%
Portland Southeast	486	479	-1.4%
Portland West/Raleigh Hills	988	1,017	2.9%
Beaverton/Aloha	223	181	-18.8%
Hillsboro/Forest Grove	331	283	-14.5%
Tigard/Tualatin/Sherwood/Wilsonville	285	235	-17.5%
Lake Oswego/West Linn	318	277	-12.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	457	410	-10.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	593.5	592.5	-0.2%
NW Washington Co or Sauvie Island	671.8	693.5	3.2%
Portland North	635.9	627.5	-1.3%
Portland Northeast	617.1	641.1	3.9%
Portland Southeast	602.1	589.2	-2.1%
Portland West/Raleigh Hills	775.9	753.5	-2.9%
Beaverton/Aloha	526.1	490.6	-6.7%
Hillsboro/Forest Grove	582.1	587	0.8%
Tigard/Tualatin/Sherwood/Wilsonville	861.9	772.4	-10.4%
Lake Oswego/West Linn	1,305.6	1,343.2	2.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	709	748.5	5.6%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	31	33	6.5%
NW Washington Co or Sauvie Island	36	36	0.0%
Portland North	30	26	-13.3%
Portland Northeast	28	23	-17.9%
Portland Southeast	26	23	-11.5%
Portland West/Raleigh Hills	43	39	-9.3%
Beaverton/Aloha	24	19	-20.8%
Hillsboro/Forest Grove	30	31	3.3%
Tigard/Tualatin/Sherwood/Wilsonville	29	26	-10.3%
Lake Oswego/West Linn	44	27	-38.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	39	34	-12.8%

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.8%	100.7%	0.0%
NW Washington Co or Sauvie Island	100.1%	100.7%	0.6%
Portland North	101.7%	103.0%	1.3%
Portland Northeast	100.8%	101.6%	0.8%
Portland Southeast	101.7%	101.8%	0.0%
Portland West/Raleigh Hills	98.7%	100.2%	1.5%
Beaverton/Aloha	101.1%	101.2%	0.1%
Hillsboro/Forest Grove	100.2%	100.6%	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	100.2%	99.8%	-0.4%
Lake Oswego/West Linn	98.1%	98.9%	0.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.0%	100.7%	0.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.3	1.3	0.0%
NW Washington Co or Sauvie Island	1.4	1.2	-14.3%
Portland North	1.5	1.6	6.7%
Portland Northeast	1.3	1.2	-7.7%
Portland Southeast	1.3	1.3	0.0%
Portland West/Raleigh Hills	3.0	3.4	13.3%
Beaverton/Aloha	0.8	0.7	-12.5%
Hillsboro/Forest Grove	1.2	1.1	-8.3%
Tigard/Tualatin/Sherwood/Wilsonville	1.0	0.8	-20.0%
Lake Oswego/West Linn	1.6	1.4	-12.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	1.6	1.4	-12.5%



By the Numbers – Greater Portland September 2020

GREATER PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	358	202	-43.6%
North	305	220	-27.9%
Northeast	693	401	-42.1%
Southeast	866	479	-44.7%
West/Raleigh Hills	1,187	1,017	-14.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co./Sauvie Island	636.0	693.5	9.0%
North	545.7	627.5	15.0%
Northeast	555.7	641.1	15.4%
Southeast	510.7	589.2	15.4%
West/Raleigh Hills	739.3	753.5	1.9%
AVERAGE DAYS ON MKT			
NW Washington Co./Sauvie Island	41	36	-12.2%
North	40	26	-35.0%
Northeast	37	23	-37.8%
Southeast	34	23	-32.4%
West/Raleigh Hills	49	39	-20.4%
SOLD VS. LIST PRICE			
NW Washington Co./Sauvie Island	98.7%	100.7%	2.0%
North	97.8%	103.0%	5.3%
Northeast	99.2%	101.6%	2.4%
Southeast	99.1%	101.8%	2.7%
West/Raleigh Hills	97.7%	100.2%	2.5%
MONTHS OF INVENTORY			
NW Washington Co./Sauvie Island	2.3	1.2	-47.8%
North	3.2	1.6	-50.0%
Northeast	3.4	1.2	-64.7%
Southeast	3.1	1.3	-58.1%
West/Raleigh Hills	4.4	3.4	-22.7%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
NW Washington Co./Sauvie Island	1,208	1,187	-1.7%
North	1,015	1,092	7.6%
Northeast	2,052	2,101	2.4%
Southeast	2,797	2,792	-0.2%
West/Raleigh Hills	2,278	2,200	-3.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
NW Washington Co./Sauvie Island	529.4	557.0	5.2%
North	434.3	455.3	4.8%
Northeast	483.3	505.3	4.6%
Southeast	430.8	459.9	6.8%
West/Raleigh Hills	591.5	617.3	4.4%



By the Numbers - Clackamas County September 2020

CLACKAMAS COUNTY	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97015	74	42	-43.2%
97034	174	114	-34.5%
97035	146	77	-47.3%
97045	219	95	-56.6%
97068	164	91	-44.5%
97086	243	196	-19.3%
97219	233	142	-39.1%
97222	79	25	-68.4%
97267	83	40	-51.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	510.0	578.1	13.4%
97034	1,381.4	1,603.6	16.1%
97035	761.3	918.7	20.7%
97045	571.4	658.7	15.3%
97068	956.5	1,365.6	42.8%
97086	657.8	653.8	-0.6%
97219	709.1	728.8	2.8%
97222	487.1	465.6	-4.4%
97267	486.5	584.5	20.1%
AVERAGE DAYS ON MKT			
97015	20	27	35.0%
97034	41	35	-14.6%
97035	54	25	-53.7%
97045	40	32	-20.0%
97068	44	24	-45.5%
97086	51	50	-2.0%
97219	39	33	-15.4%
97222	27	18	-33.3%
97267	22	21	-4.5%
SOLD VS. LIST PRICE			
97015	99.6%	100.6%	1.0%
97034	96.8%	97.8%	1.1%
97035	98.5%	98.6%	0.1%
97045	100.3%	101.2%	0.9%
97068	95.8%	100.6%	5.0%
97086	99.7%	100.0%	0.2%
97219	98.9%	100.5%	1.7%
97222	99.8%	102.5%	2.7%
97267	102.2%	100.6%	-1.5%
MONTHS OF INVENTORY			
97015	2.6	1.4	-46.2%
97034	5.0	1.9	-62.0%
97035	3.3	1.1	-66.7%
97045	2.8	1.0	-64.3%
97068	3.3	1.4	-57.6%
97086	5.0	2.3	-54.0%
97219	2.9	1.6	-44.8%
97222	2.2	0.5	-77.3%
97267	2.4	0.7	-70.8%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97015	224	254	13.4%
97034	338	372	10.1%
97035	464	392	-15.5%
97045	737	724	-1.8%
97068	514	456	-11.3%
97086	415	523	26.0%
97219	609	616	1.1%
97222	346	356	2.9%
97267	337	362	7.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	431.9	450.5	4.3%
97034	947.3	1,035.0	9.3%
97035	566.8	636.4	12.3%
97045	459.9	474.6	3.2%
97068	604.7	637.8	5.5%
97086	554.5	533.1	-3.9%
97219	541.1	575.2	6.3%
97222	383.9	422.5	10.1%
97267	408.5	441.5	8.1%



By the Numbers – North Portland September 2020

NORTH PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97203	116	56	-51.7%
97217	173	136	-21.4%
97227	13	21	61.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	490.8	598.7	22.0%
97217	549.5	630.8	14.8%
97227	674.1	721.1	7.0%
AVERAGE DAYS ON MKT			
97203	40	22	-45.0%
97217	39	26	-33.3%
97227	31	44	41.9%
SOLD VS. LIST PRICE			
97203	98.2%	102.7%	4.6%
97217	99.0%	103.6%	4.7%
97227	96.7%	97.7%	1.1%
MONTHS OF INVENTORY			
97203	2.7	1.0	-63.0%
97217	3.7	2.0	-45.9%
97227	4.3	2.3	-46.5%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97203	437	478	9.4%
97217	533	549	3.0%
97227	40	61	52.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97203	401.4	418.1	4.2%
97217	446.1	485.2	8.8%
97227	565.3	478.2	-15.4%



By the Numbers – Northeast Portland September 2020

NORTHEAST PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97211	151	112	-25.8%
97212	100	92	-8.0%
97213	90	42	-53.3%
97232	55	33	-40.0%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	604.4	642.0	6.2%
97212	835.2	925.2	10.8%
97213	633.1	629.7	-0.5%
97232	679.9	719.0	5.8%
AVERAGE DAYS ON MKT			
97211	45	31	-31.1%
97212	31	26	-16.1%
97213	29	16	-44.8%
97232	35	33	-5.7%
SOLD VS. LIST PRICE			
97211	99.3%	101.3%	2.0%
97212	98.8%	100.7%	2.0%
97213	100.8%	102.1%	1.3%
97232	99.1%	100.6%	1.5%
MONTHS OF INVENTORY			
97211	3.2	1.7	-46.9%
97212	4.3	2.1	-51.2%
97213	2.4	0.7	-70.8%
97232	3.9	1.9	-51.3%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97211	411	442	7.5%
97212	295	296	0.3%
97213	390	387	-0.8%
97232	101	109	7.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97211	533.0	535.2	0.4%
97212	694.2	741.8	6.9%
97213	514.6	536.9	4.3%
97232	627.7	588.6	-6.2%



By the Numbers – Northwest Portland September 2020

NORTHWEST PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97209	205	242	18.0%
97210	100	98	-2.0%
97229	320	207	-35.3%
97231	59	45	-23.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	685.7	743.3	8.4%
97210	761.0	701.0	-7.9%
97229	680.0	776.0	14.1%
97231	674.7	640.0	-5.1%
AVERAGE DAYS ON MKT			
97209	69	46	-33.3%
97210	65	37	-43.1%
97229	40	32	-20.0%
97231	49	111	126.5%
SOLD VS. LIST PRICE			
97209	97.6%	96.6%	-1.0%
97210	96.1%	99.0%	3.0%
97229	98.5%	101.0%	2.5%
97231	97.6%	94.7%	-3.0%
MONTHS OF INVENTORY			
97209	5.7	9.3	63.2%
97210	4.0	4.7	17.5%
97229	2.3	1.4	-39.1%
97231	4.9	4.1	-16.3%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97209	250	244	-2.4%
97210	173	143	-17.3%
97229	1,040	1,058	1.7%
97231	54	67	24.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	546.1	505.5	-7.4%
97210	684.4	776.0	13.4%
97229	568.2	607.1	6.8%
97231	556.0	636.3	14.4%



By the Numbers – Southeast Portland September 2020

SOUTHEAST PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97202	163	88	-46.0%
97206	172	88	-48.8%
97214	76	57	-25.0%
97215	60	42	-30.0%
97216	54	31	-42.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97202	737.8	790.7	7.2%
97206	451.0	545.5	21.0%
97214	680.7	768.0	12.8%
97215	665.8	863.7	29.7%
97216	354.0	415.5	17.4%
AVERAGE DAYS ON MKT			
97202	33	31	-6.1%
97206	35	15	-57.1%
97214	56	19	-66.1%
97215	45	18	-60.0%
97216	51	29	-43.1%
SOLD VS. LIST PRICE			
97202	99.4%	100.5%	1.1%
97206	98.8%	104.1%	5.3%
97214	97.2%	101.6%	4.5%
97215	97.4%	101.4%	4.1%
97216	100.2%	99.7%	-0.5%
MONTHS OF INVENTORY			
97202	4.4	1.6	-63.6%
97206	2.5	0.8	-68.0%
97214	4.2	2.3	-45.2%
97215	2.6	1.4	-46.2%
97216	4.5	1.5	-66.7%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97202	433	458	5.8%
97206	703	724	3.0%
97214	225	202	-10.2%
97215	206	227	10.2%
97216	171	151	-11.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	588.7	620.9	5.5%
97206	415.1	437.7	5.4%
97214	622.1	674.8	8.5%
97215	561.8	595.4	6.0%
97216	338.9	363.2	7.2%



By the Numbers – Southwest Portland September 2020

SOUTHWEST PORTLAND	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97201	148	145	-2.0%
97205	43	46	7.0%
97219	233	142	-39.1%
97221	79	61	-22.8%
97225	101	60	-40.6%
97239	114	101	-11.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	753.6	741.9	-1.6%
97205	540.9	664.0	22.8%
97219	709.1	728.8	2.8%
97221	855.0	895.0	4.7%
97225	681.1	649.5	-4.6%
97239	810.7	728.6	-10.1%
AVERAGE DAYS ON MKT			
97201	51	44	-13.7%
97205	86	62	-27.9%
97219	39	33	-15.4%
97221	51	38	-25.5%
97225	37	43	16.2%
97239	31	31	0.0%
SOLD VS. LIST PRICE			
97201	96.9%	102.0%	5.2%
97205	98.9%	102.9%	4.1%
97219	98.9%	100.5%	1.7%
97221	98.0%	100.4%	2.4%
97225	98.6%	100.2%	1.7%
97239	96.3%	99.9%	3.8%
MONTHS OF INVENTORY			
97201	9.3	5.6	-39.8%
97205	3.9	6.6	69.2%
97219	2.9	1.6	-44.8%
97221	4.4	2.1	-52.3%
97225	3.0	1.5	-50.0%
97239	4.8	3.6	-25.0%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97201	214	167	-22.0%
97205	60	60	0.0%
97219	609	616	1.1%
97221	169	165	-2.4%
97225	281	292	3.9%
97239	244	213	-12.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	572.5	654.9	14.4%
97205	434.0	501.2	15.5%
97219	541.1	575.2	6.3%
97221	741.0	758.9	2.4%
97225	621.6	587.2	-5.5%
97239	596.7	593.5	-0.5%



By the Numbers – Far West September 2020

FAR WEST	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97006	89	34	-61.8%
97007	203	59	-70.9%
97123	199	99	-50.3%
97124	96	60	-37.5%
97132	155	59	-61.9%
97140	84	42	-50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97006	385.9	312.2	-19.1%
97007	545.4	572.7	5.0%
97123	533.3	551.7	3.5%
97124	593.6	606.2	2.1%
97132	659.4	1,235.3	87.3%
97140	1,027.70	849.4	-17.3%
AVERAGE DAYS ON MKT			
97006	26	20	-23.1%
97007	43	28	-34.9%
97123	39	36	-7.7%
97124	30	24	-20.0%
97132	45	59	31.1%
97140	50	30	-40.0%
SOLD VS. LIST PRICE			
97006	99.1%	100.8%	1.7%
97007	99.4%	100.8%	1.3%
97123	99.6%	100.9%	1.4%
97124	99.0%	100.1%	1.0%
97132	98.1%	99.5%	1.5%
97140	97.4%	96.9%	-0.5%
MONTHS OF INVENTORY			
97006	2.2	0.6	-72.7%
97007	3.2	0.6	-81.3%
97123	3.4	1.0	-70.6%
97124	1.6	0.7	-56.3%
97132	2.9	1.0	-65.5%
97140	1.8	1.0	-44.4%

Year to Date	2019	2020	% CHANGE
CLOSED SALES			
97006	398	441	10.8%
97007	680	776	14.1%
97123	599	806	34.6%
97124	488	521	6.8%
97132	458	444	-3.1%
97140	383	344	-10.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97006	382.8	379.7	-0.8%
97007	457.9	483.1	5.5%
97123	436.2	463.0	6.1%
97124	420.5	434.7	3.4%
97132	425.0	463.4	9.0%
97140	478.0	594.8	24.4%



By the Numbers – Greater Portland by Area - Condos September 2020

GREATER PORTLAND BY AREA	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	61	22	-63.9%
North	47	58	23.4%
Northeast	118	73	-38.1%
Southeast	100	62	-38.0%
West/Raleigh Hills	489	508	3.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	339.9	268.9	-20.9%
North	360.7	356.7	-1.1%
Northeast	451.1	404.2	-10.4%
Southeast	348.3	388.4	11.5%
West/Raleigh Hills	580.3	622.2	7.2%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	45	14	-68.9%
North	69	78	13.0%
Northeast	41	40	-2.4%
Southeast	33	45	36.4%
West/Raleigh Hills	60	54	-10.0%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.1%	100.9%	1.8%
North	98.8%	98.4%	-0.4%
Northeast	97.8%	100.1%	2.4%
Southeast	100.4%	97.7%	-2.8%
West/Raleigh Hills	97.6%	97.6%	-0.1%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	1.9	1.5	-21.1%
North	4.7	2.8	-40.4%
Northeast	5.9	2.4	-59.3%
Southeast	4.3	3.1	-27.9%
West/Raleigh Hills	5.1	5.5	7.8%



By the Numbers – Greater Portland by Zip- Condos September 2020

GREATER PORTLAND BY ZIP	Sept 2019	Sept 2020	% CHANGE
AVAILABLE INVENTORY			
97201	85	94	10.6%
97205	201	236	17.4%
97209	33	51	54.5%
97210	17	15	-11.8%
97214	20	12	-40.0%
97232	55	51	-7.3%
97239	85	94	10.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	504.5	501.6	-0.6%
97205	680.7	729.4	7.2%
97209	452.5	570.2	26.0%
97210	364.1	355.0	-2.5%
97214	431.4	402.4	-6.7%
97232	778.6	709.0	-8.9%
97239	504.5	501.6	-0.6%
AVERAGE DAYS ON MKT			
97201	56	58	3.6%
97205	69	47	-31.9%
97209	73	55	-24.7%
97210	6	53	783.3%
97214	68	48	-29.4%
97232	33	73	121.2%
97239	56	58	3.6%
SOLD VS. LIST PRICE			
97201	98.1%	98.6%	0.4%
97205	97.5%	96.1%	-1.5%
97209	97.9%	97.5%	-0.4%
97210	100.3%	98.1%	-2.2%
97214	95.9%	99.5%	3.8%
97232	97.3%	97.2%	-0.1%
97239	98.1%	98.6%	0.4%
MONTHS OF INVENTORY			
97201	7.7	5.2	-32.50%
97205	5.7	9.8	71.90%
97209	2.5	4.6	84.00%
97210	17.0	2.5	-85.30%
97214	5.0	3.0	-40.00%
97232	4.6	5.7	23.90%
97239	7.7	5.2	-32.50%