



BY THE NUMBERS

Portland Condos – September 2023

Condos by Area

GREATER PORTLAND BY AREA	Sept 2023	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	8	11	-27.3%
North	88	38	131.6%
Northeast	55	49	12.2%
Southeast	91	62	46.8%
West/Raleigh Hills	416	372	11.8%
AVERAGE LIST PRICE (\$,000)			
NW Washington Co/Sauvie Island	301.5	359.2	-16.1%
North	348.0	375.5	-7.3%
Northeast	358.7	354.7	1.1%
Southeast	405.4	451.0	-10.1%
West/Raleigh Hills	629.5	684.3	-8.0%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	11	24	-54.2%
North	65	51	27.5%
Northeast	42	26	61.5%
Southeast	31	33	-6.1%
West/Raleigh Hills	48	47	2.1%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.7%	99.2%	1.5%
North	99.9%	97.1%	2.9%
Northeast	97.8%	98.2%	-0.5%
Southeast	99.7%	99.88%	-0.1%
West/Raleigh Hills	97.4%	98.6%	-1.2%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	1.3	1.6	-18.8%
North	5.5	2.7	103.7%
Northeast	3.9	3.8	2.6%
Southeast	3.5	2.6	34.6%
West/Raleigh Hills	6.8	5.5	23.6%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	75.0%	63.6%	17.9%
North	18.1%	36.8%	-50.7%
Northeast	25.4%	26.5%	-4.1%
Southeast	28.5%	38.7%	-26.2%
West/Raleigh Hills	14.6%	18.2%	-19.8%



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Condos by Zip Code

GREATER PORTLAND BY ZIP	Sept 2023	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97201	83	70	18.6%
97205	35	40	-12.5%
97209	197	170	15.9%
97210	29	29	0
97214	6	7	-14.3%
97229	22	13	69.2%
97232	13	17	-23.5%
97239	33	43	-23.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	555.2	512.5	8.3%
97205	1,361.7	926.5	47.0%
97209	585.1	709.4	-17.5%
97210	646.4	580.0	11.4%
97214	545.0	406.0	34.2%
97229	390.6	466.7	-16.3%
97232	317.1	356.1	-11.0%
97239	548.4	828.2	-33.8%
AVERAGE DAYS ON MKT			
97201	63	64	-1.6%
97205	76	17	347.1%
97209	51	43	18.6%
97210	15	73	-79.5%
97214	25	14	78.6%
97229	11	26	-57.7%
97232	25	59	-57.6%
97239	43	41	4.9%
SOLD VS. LIST PRICE			
97201	97.0%	99.0%	-2.0%
97205	97.9%	99.5%	-1.5%
97209	97.6%	98.0%	-0.4%
97210	100.2%	99.2%	1.0%
97214	98.9%	101.2%	-2.3%
97229	100.3%	99.8%	0.5%
97232	98.5%	100.1%	-1.5%
97239	94.2%	98.9%	-4.7%
MONTHS OF INVENTORY			
97201	8.3	3.9	112.8%
97205	7.0	8.0	-12.5%
97209	8.2	8.1	1.2%
97210	4.8	3.6	33.3%
97229	3.0	1.8	66.7%
97214	4.4	1.6	175.0%
97232	3.3	8.5	-61.2%
97239	4.7	8.6	-45.3%



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ABSORPTION RATE			
97201	12.0%	25.7%	-53.1%
97205	14.2%	12.5%	14.3%
97209	12.1%	12.3%	-1.4%
97210	20.6%	27.5%	-25.0%
97229	33.3%	57.1%	-41.7%
97214	22.7%	61.5%	-63.1%
97232	30.7%	11.7%	161.6%
97239	21.2%	11.6%	82.4%