



BY THE NUMBERS

Portland Condos – October 2023

Condos by Area

GREATER PORTLAND BY AREA	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	9	8	12.5%
North	65	39	66.7%
Northeast	66	53	24.5%
Southeast	81	64	26.6%
West/Raleigh Hills	407	371	9.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	306.1	352.7	-13.2%
North	353.9	382.8	-7.5%
Northeast	371.6	344	8.0%
Southeast	396.7	432.1	-8.2%
West/Raleigh Hills	623.6	704.8	-11.5%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	21	14	50.0%
North	49	55	-10.9%
Northeast	39	35	11.4%
Southeast	47	31	51.6%
West/Raleigh Hills	73	39	87.2%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.6%	99.7%	-0.1%
North	99.3%	99.5%	-0.2%
Northeast	101.9%	99.6%	2.4%
Southeast	100.4%	98.2%	2.3%
West/Raleigh Hills	97.4%	97.5%	0.0%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	2.3	0.6	283.3%
North	3.3	2.6	26.9%
Northeast	6.6	4.4	50.0%
Southeast	3	3.4	-11.8%
West/Raleigh Hills	8	4.5	77.8%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	44.4%	162.5%	-72.7%
North	30.7%	38.4%	-20.0%
Northeast	15.1%	22.6%	-33.1%
Southeast	33.3%	29.6%	12.3%
West/Raleigh Hills	12.5%	22.3%	-44.0%

Condos by Zip Code

GREATER PORTLAND BY ZIP	Sept 2023	Sept 2022	% CHANGE
AVAILABLE INVENTORY			
97201	84	79	6.3%
97205	34	37	-8.1%
97209	187	170	10.0%
97210	31	23	34.8%
97214	10	7	42.9%
97229	21	12	75.0%
97232	13	12	8.3%
97239	31	44	-29.5%



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Portland Condos – October 2023

AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	542.2	514.8	5.3%
97205	1,268.50	1,066.90	18.9%
97209	606.9	706.9	-14.1%
97210	594.7	626.2	-5.0%
97214	452.2	380.4	18.9%
97229	389.7	507.7	-23.2%
97232	350.9	352.8	-0.5%
97239	525.7	867.7	-39.4%
AVERAGE DAYS ON MKT			
97201	75	59	27.1%
97205	125	33	278.8%
97209	102	45	126.7%
97210	19	35	-45.7%
97214	20	36	-44.4%
97229	25	20	25.0%
97232	78	58	34.5%
97239	43	37	16.2%
SOLD VS. LIST PRICE			
97201	97.4%	96.3%	1.1%
97205	98.0%	97.6%	0.5%
97209	96.7%	97.7%	-0.9%
97210	98.7%	97.6%	1.2%
97214	103.2%	99.4%	3.7%
97229	99.8%	99.4%	0.4%
97232	96.7%	96.1%	0.7%
97239	97.5%	97.1%	0.5%
MONTHS OF INVENTORY			
97201	8.4	6.1	37.7%
97205	11.3	3.4	232.4%
97209	9.8	7.4	32.4%
97210	6.2	2.3	169.6%
97229	10	2.3	334.8%
97214	3.5	0.8	337.5%
97232	6.5	3	116.7%
97239	3.1	4.4	-29.5%
ABSORPTION RATE			
97201	11.9%	16.4%	-27.7%
97205	8.8%	29.7%	-70.3%
97209	10.1%	13.5%	-24.9%
97210	16.1%	43.4%	-62.9%
97229	10.0%	42.8%	-76.7%
97214	28.5%	133.3%	-78.6%
97232	15.3%	33.3%	-53.9%
97239	32.2%	22.7%	41.9%