



BY THE NUMBERS

Portland Condos – November 2023

Condos by Area

GREATER PORTLAND BY AREA	Nov 2023	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	9	8	12.5%
North	64	34	88.2%
Northeast	60	56	7.1%
Southeast	81	65	24.6%
West/Raleigh Hills	384	328	17.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	301.4	329.4	-8.5%
North	337.6	387.8	-12.9%
Northeast	389.4	399.2	-2.5%
Southeast	361.6	425.8	-15.1%
West/Raleigh Hills	639.1	704.1	-9.2%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	16	18	-11.1%
North	32	37	-13.5%
Northeast	30	61	-50.8%
Southeast	47	27	74.1%
West/Raleigh Hills	51	50	2.0%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	98.1%	101.1%	-3.0%
North	99.6%	99.6%	0.0%
Northeast	103.9%	99.1%	4.9%
Southeast	98.4%	98.8%	-0.4%
West/Raleigh Hills	96.7%	96.4%	0.3%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	3.0	1.1	172.7%
North	5.3	5.7	-7.0%
Northeast	4.6	3.1	48.4%
Southeast	4.8	4.1	17.1%
West/Raleigh Hills	9.4	6.7	40.3%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	33.3%	87.5%	-61.9%
North	18.7%	17.6%	6.2%
Northeast	21.6%	32.1%	-32.6%
Southeast	20.9%	24.6%	-14.7%
West/Raleigh Hills	10.6%	14.9%	-28.5%



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Condos by Zip Code

GREATER PORTLAND BY ZIP	Nov 2023	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97201	76	72	5.6%
97205	35	36	-2.8%
97209	169	143	18.2%
97210	37	22	68.2%
97214	7	7	0
97229	18	11	63.6%
97232	11	11	0
97239	29	38	-23.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	595.3	553.8	7.5%
97205	1,249.3	1,083.5	15.3%
97209	608.9	695.3	-12.4%
97210	593.5	584.8	1.5%
97214	405.7	402.4	0.8%
97229	377.3	491.4	-23.2%
97232	361.7	308.2	17.4%
97239	539.6	842.6	-36.0%
AVERAGE DAYS ON MKT			
97201	33	71	-53.5%
97205	43	92	-53.3%
97209	97	52	86.5%
97210	72	46	56.5%
97214	46	33	39.4%
97229	23	18	27.8%
97232	73	91	-19.8%
97239	13	31	-58.1%
SOLD VS. LIST PRICE			
97201	98.3%	95.8%	2.6%
97205	95.2%	96.7%	-1.6%
97209	97.3%	94.9%	2.5%
97210	92.2%	98.1%	-6.0%
97214	98.4%	97.4%	1.0%
97229	98.6%	101.2%	-2.6%
97232	98.4%	99.0%	-0.6%
97239	96.7%	97.0%	-0.3%



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MONTHS OF INVENTORY			
97201	15.2	24	-36.7%
97205	7	18	-61.1%
97209	15.4	6.5	136.9%
97210	9.3	3.1	200.0%
97229	3.5	2.3	52.2%
97214	2	1.4	42.9%
97232	5.5	2.2	150.0%
97239	5.8	5.4	7.4%
ABSORPTION RATE			
97201	6.5%	4.1%	57.8%
97205	14.2%	5.5%	157.0%
97209	6.5%	15.3%	-57.7%
97210	10.8%	31.8%	-66.0%
97229	28.5%	42.8%	-33.3%
97214	50.0%	72.7%	-31.3%
97232	18.1%	45.4%	-60.0%
97239	17.2%	18.4%	-6.4%