



BY THE NUMBERS

Portland Condos – December 2023

Condos by Area

GREATER PORTLAND BY AREA	Dec 2023	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	8	6	33.3%
North	62	29	113.8%
Northeast	49	51	-3.9%
Southeast	71	35	102.9%
West/Raleigh Hills	327	263	24.3%
AVERAGE LIST PRICE (\$,000)			
NW Washington Co/Sauvie Island	320.5	345	-7.1%
North	343.0	404	-15.1%
Northeast	373.5	425.5	-12.2%
Southeast	372.7	437.4	-14.8%
West/Raleigh Hills	662.8	738	-10.2%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	55	12	358.3%
North	60	52	15.4%
Northeast	77	56	37.5%
Southeast	45	61	-26.2%
West/Raleigh Hills	70	69	1.4%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	98.2%	100.3%	-2.1%
North	99.2%	99.4%	-0.3%
Northeast	98.6%	98.1%	0.4%
Southeast	97.6%	97.8%	-0.2%
West/Raleigh Hills	94.2%	97.2%	-3.1%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	2.7	2.0	35.0%
North	7.8	2.9	169.0%
Northeast	4.9	5.1	-3.9%
Southeast	2.8	1.5	86.7%
West/Raleigh Hills	7.4	6.6	12.1%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	37.5%	50.0%	-25.0%
North	12.9%	34.4%	-62.6%
Northeast	20.4%	19.6%	4.1%
Southeast	35.2%	68.5%	-48.7%
West/Raleigh Hills	13.4%	15.2%	-11.5%



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Condos by Zip Code

GREATER PORTLAND BY ZIP	Dec 2023	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97201	69	54	27.8%
97205	30	33	-9.1%
97209	139	115	20.9%
97210	34	19	78.9%
97214	7	4	75.0%
97229	14	8	75.0%
97232	7	10	-30.0%
97239	26	24	8.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	618.3	623.2	-0.8%
97205	1,397.7	1,204.6	16.0%
97209	615.0	729.0	-15.6%
97210	630.1	661.5	-4.7%
97214	472.1	348.5	35.5%
97229	387.2	544.4	-28.9%
97232	330.9	374.2	-11.6%
97239	543.0	685.0	-20.7%
AVERAGE DAYS ON MKT			
97201	84	41	104.9%
97205	50	0	N/A
97209	117	94	24.5%
97210	62	82	-24.4%
97214	21	61	-65.6%
97229	46	27	70.4%
97232	115	111	3.6%
97239	53	45	17.8%
SOLD VS. LIST PRICE			
97201	96.6%	97.8%	-1.2%
97205	84.6%	0	N/A
97209	94.8%	96.6%	-1.9%
97210	97.8%	97.1%	0.8%
97214	99.3%	93.0%	6.8%
97229	98.9%	100.2%	-1.3%
97232	98.5%	101.7%	-3.1%
97239	98.0%	96.6%	1.4%



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MONTHS OF INVENTORY			
97201	8.6	6.8	26.5%
97205	7.5	0	N/A
97209	12.6	7.7	63.6%
97210	6.8	4.8	41.7%
97229	3.5	2	75.0%
97214	2	1.6	25.0%
97232	1.8	5	-64.0%
97239	5.2	3	73.3%
ABSORPTION RATE			
97201	11.5%	14.8%	-21.7%
97205	13.3%	0	N/A
97209	7.9%	13.0%	-39.3%
97210	14.7%	21.0%	-30.1%
97229	28.5%	50.0%	-42.9%
97214	50.0%	62.5%	-20.0%
97232	57.1%	20.0%	185.7%
97239	19.2%	33.3%	-42.3%