

BY THE NUMBERS

Portland Condos – January 2024

Condos by Area

GREATER PORTLAND BY AREA	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	13	6	116.7%
North	4	4	0
Northeast	66	35	88.6%
Southeast	48	51	-5.9%
West/Raleigh Hills	67	48	39.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	272.5	257.0	6.0%
North	355.4	373.7	-4.9%
Northeast	339.5	406.4	-16.5%
Southeast	366.2	423.1	-13.4%
West/Raleigh Hills	377.1	391.7	-3.7%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	65	45	44.4%
North	49	18	172.2%
Northeast	63	40	57.5%
Southeast	43	36	19.4%
West/Raleigh Hills	72	43	67.4%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	100.7%	98.3%	2.5%
North	98.1%	101.6%	-3.5%
Northeast	99.2%	99.9%	-0.7%
Southeast	99.9%	99.7%	0.2%
West/Raleigh Hills	99.4%	97.9%	1.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	2.6	1.2	116.7%
North	0.8	1.3	-38.5%
Northeast	7.3	2.9	151.7%
Southeast	3.4	4.6	-26.1%
West/Raleigh Hills	5.6	3.4	64.7%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	38.4%	83.3%	-53.8%
North	125.0%	75.0%	66.7%
Northeast	13.6%	34.2%	-60.2%
Southeast	29.1%	21.5%	35.2%
West/Raleigh Hills	17.9%	29.1%	-38.6%

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Condos by Zip Code

GREATER PORTLAND BY ZIP	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
97201	67	46	45.7%
97205	28	30	-6.7%
97209	136	99	37.4%
97210	34	16	112.5%
97214	8	4	100.0%
97229	10	7	42.9%
97232	7	9	-22.2%
97239	28	26	7.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	601.8	597.7	0.7%
97205	1,261.8	1,394.5	-9.5%
97209	641.7	699.3	-8.2%
97210	616.1	705.7	-12.7%
97214	413.7	427.0	-3.1%
97229	410.4	597.1	-31.3%
97232	315.8	435.8	-27.5%
97239	542.1	752.0	-27.9%
AVERAGE DAYS ON MKT			
97201	171	76	125.0%
97205	58	117	-50.4%
97209	71	74	-4.1%
97210	44	50	-12.0%
97214	0	74	-100.0%
97229	47	33	42.4%
97232	75	40	87.5%
97239	8	47	-83.0%
SOLD VS. LIST PRICE			
97201	87.0%	97.2%	-10.5%
97205	92.0%	92.2%	-0.3%
97209	95.8%	97.9%	-2.2%
97210	98.7%	98.1%	0.7%
97214	0	97.9%	-100.0%
97229	96.3%	100.7%	-4.3%
97232	98.0%	99.1%	-1.1%
97239	98.1%	97.2%	0.9%

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MONTHS OF INVENTORY			
97201	13.4	4.2	219.0%
97205	2.5	15.0	-83.3%
97209	8.5	4.0	112.5%
97210	3.4	8.0	-57.5%
97229	0	1.3	-100.0%
97214	1.7	1.8	-5.6%
97232	1.8	2.3	-21.7%
97239	7.0	3.7	89.2%
ABSORPTION RATE			
97201	7.4%	23.9%	-68.8%
97205	39.2%	6.6%	489.1%
97209	11.7%	25.2%	-53.4%
97210	29.4%	12.5%	135.3%
97229	0	75.0%	-100.0%
97214	60.0%	57.1%	5.0%
97232	57.1%	44.4%	28.6%
97239	14.2%	26.9%	-46.9%