

# BY THE NUMBERS

Portland Condos – February 2024

## Condos by Area

GREATER PORTLAND BY AREA	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	15	4	275.0%
North	6	6	0
Northeast	69	34	102.9%
Southeast	57	50	14.0%
West/Raleigh Hills	78	47	66.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	277.9	251.2	10.6%
North	323.2	343.4	-5.9%
Northeast	351.4	399.8	-12.1%
Southeast	358.9	410.3	-12.5%
West/Raleigh Hills	366.8	408.4	-10.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	98	19	415.8%
North	25	54	-53.7%
Northeast	63	69	-8.7%
Southeast	38	47	-19.1%
West/Raleigh Hills	39	61	-36.1%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	97.8%	98.3%	-0.5%
North	101.6%	99.1%	2.5%
Northeast	101.1%	99.5%	1.7%
Southeast	99.1%	99.1%	0.1%
West/Raleigh Hills	97.6%	99.9%	-2.2%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	7.5	0.5	1400.0%
North	0.8	0.9	-11.1%
Northeast	7.7	3.8	102.6%
Southeast	4.1	2.8	46.4%
West/Raleigh Hills	3.1	2.0	55.0%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	13.3%	200.0%	-93.3%
North	133.3%	116.6%	14.3%
Northeast	13.0%	26.4%	-50.7%
Southeast	24.5%	36.0%	-31.8%
West/Raleigh Hills	32.0%	51.0%	-37.2%

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## Portland Condos – February 2024

### Condos by Zip Code

GREATER PORTLAND BY ZIP	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	68	48	41.7%
97205	31	28	10.7%
97209	153	112	36.6%
97210	33	18	83.3%
97214	17	3	466.7%
97229	9	9	0
97232	10	8	25.0%
97239	24	28	-14.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	571.3	559.4	2.1%
97205	1,154.9	1,479.0	-21.9%
97209	630.7	720.5	-12.5%
97210	579.9	693.5	-16.4%
97214	425.7	366.3	16.2%
97229	393.7	546.0	-27.9%
97232	348.9	420.6	-17.0%
97239	505.1	642.6	-21.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	103	91	13.2%
97205	86	200	-57.0%
97209	86	75	14.7%
97210	102	35	191.4%
97214	0	109	-100.0%
97229	30	54	-44.4%
97232	44	34	29.4%
97239	62	70	-11.4%
<b>SOLD VS. LIST PRICE</b>			
97201	99.0%	97.9%	1.2%
97205	95.3%	95.9%	-0.6%
97209	96.4%	98.0%	-1.7%
97210	100.0%	99.4%	0.6%
97214	0	100.0%	-100.0%
97229	101.2%	99.1%	2.0%
97232	97.2%	98.4%	-1.2%
97239	97.9%	98.9%	-1.1%

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MONTHS OF INVENTORY			
97201	7.6	4.4	72.7%
97205	6.2	2.8	121.4%
97209	7.0	4.5	55.6%
97210	33.0	3.6	816.7%
97229	0.0	3.0	-100.0%
97214	1.0	1.3	-23.1%
97232	3.3	2.7	22.2%
97239	3.4	3.1	9.7%
ABSORPTION RATE			
97201	13.2%	22.9%	-42.2%
97205	16.1%	35.7%	-54.8%
97209	14.3%	22.3%	-35.6%
97210	3.0%	27.7%	-89.1%
97229	0	33.3%	-100.0%
97214	100.0%	77.7%	28.6%
97232	30.0%	37.5%	-20.0%
97239	29.1%	32.1%	-9.2%