



By the Numbers

3.24


Windermere
REAL ESTATE



WINDERMERE
REALTY TRUST

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BY THE NUMBERS

Neighborhood Snapshot – March 2024

NEIGHBORHOOD SNAPSHOT	March 2024	March 2023	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	475.1	477.1	-0.4%
NW Washington Co or Sauvie Island	715.0	754.1	-5.2%
Portland North	433.9	525.7	-17.5%
Portland Northeast	542.0	548.4	-1.2%
Portland Southeast	519.8	497.4	4.5%
Portland West/Raleigh Hills	678.5	737.9	-8.0%
Beaverton/Aloha	538	521.0	3.3%
Hillsboro/Forest Grove	543.9	528.7	2.9%
Tigard/Tualatin/Sherwood/Wilsonville	645.2	621.6	3.8%
Lake Oswego/West Linn	1,140.5	978.3	16.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	576.0	544.9	5.7%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	244	240	1.7%
NW Washington Co or Sauvie Island	184	156	17.9%
Portland North	250	165	51.5%
Portland Northeast	329	282	16.7%
Portland Southeast	468	418	12.0%
Portland West/Raleigh Hills	772	595	29.7%
Beaverton/Aloha	270	198	36.4%
Hillsboro/Forest Grove	286	203	40.9%
Tigard/Tualatin/Sherwood/Wilsonville	408	252	61.9%
Lake Oswego/West Linn	229	187	22.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	354	304	16.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	646.8	622.9	3.8%
NW Washington Co or Sauvie Island	971.0	1,021.9	-5.0%
Portland North	687.3	651.5	5.5%
Portland Northeast	735.4	658.9	11.6%
Portland Southeast	663.6	617.6	7.4%
Portland West/Raleigh Hills	861.7	798.1	8.0%
Beaverton/Aloha	684.6	658.9	3.9%
Hillsboro/Forest Grove	747.6	771.6	-3.1%
Tigard/Tualatin/Sherwood/Wilsonville	783.2	881.0	-11.1%
Lake Oswego/West Linn	1,566.3	1,996.8	-21.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	867.9	909.2	-4.5%
AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	46	50	-8.0%
NW Washington Co or Sauvie Island	39	37	5.4%
Portland North	48	55	-12.7%
Portland Northeast	45	31	45.2%
Portland Southeast	47	42	11.9%
Portland West/Raleigh Hills	52	42	23.8%
Beaverton/Aloha	48	43	11.6%
Hillsboro/Forest Grove	57	44	29.5%
Tigard/Tualatin/Sherwood/Wilsonville	57	43	32.6%
Lake Oswego/West Linn	35	43	-18.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	66	45	46.7%



BY THE NUMBERS

Neighborhood Snapshot – March 2024

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.9%	99.0%	0.9%
NW Washington Co or Sauvie Island	100.8%	99.6%	1.2%
Portland North	100.6%	100.2%	0.3%
Portland Northeast	101.2%	100.1%	1.1%
Portland Southeast	100.4%	100.7%	-0.3%
Portland West/Raleigh Hills	98.6%	98.5%	0.2%
Beaverton/Aloha	99.4%	99.2%	0.2%
Hillsboro/Forest Grove	98.6%	98.8%	-0.3%
Tigard/Tualatin/Sherwood/Wilsonville	98.7%	99.0%	-0.2%
Lake Oswego/West Linn	97.9%	98.5%	-0.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	99.9%	0.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	1.9	1.8	5.6%
NW Washington Co or Sauvie Island	2.5	1.7	47.1%
Portland North	3.8	1.8	111.1%
Portland Northeast	2.0	1.6	25.0%
Portland Southeast	2.5	1.4	78.6%
Portland West/Raleigh Hills	4.8	3.2	50.0%
Beaverton/Aloha	2.2	1.6	37.5%
Hillsboro/Forest Grove	2.7	1.5	80.0%
Tigard/Tualatin/Sherwood/Wilsonville	3.0	2.1	42.9%
Lake Oswego/West Linn	2.8	2.9	-3.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	1.9	15.8%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	53.6%	54.1%	-0.9%
NW Washington Co or Sauvie Island	40.7%	58.3%	-30.1%
Portland North	26.4%	56.3%	-53.2%
Portland Northeast	51.0%	63.1%	-19.1%
Portland Southeast	40.1%	69.1%	-41.9%
Portland West/Raleigh Hills	20.7%	30.9%	-33.0%
Beaverton/Aloha	46.0%	63.1%	-27.1%
Hillsboro/Forest Grove	37.4%	65.1%	-42.6%
Tigard/Tualatin/Sherwood/Wilsonville	33.0%	46.8%	-29.5%
Lake Oswego/West Linn	35.8%	34.7%	3.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	45.2%	53.9%	-16.2%

BY THE NUMBERS

Clackamas County – March 2024

CLACKAMAS COUNTY	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97015	22	21	4.8%
97034	101	73	38.4%
97035	63	53	18.9%
97045	125	87	43.7%
97068	71	66	7.6%
97086	106	100	6.0%
97219	106	88	20.5%
97222	41	33	24.2%
97267	34	25	36.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	606.8	1,523.8	-60.2%
97034	2,135.6	2,194.5	-2.7%
97035	1,307.7	1,696.1	-22.9%
97045	1,338.7	1,613.1	-17.0%
97068	909.7	1,900.8	-52.1%
97086	926.7	996.1	-7.0%
97219	947.3	760.7	24.5%
97222	482.1	505.9	-4.7%
97267	691	506.8	36.3%
AVERAGE DAYS ON MKT			
97015	35	117	-70.1%
97034	13	57	-77.2%
97035	40	36	11.1%
97045	48	55	-12.7%
97068	54	36	50.0%
97086	86	31	177.4%
97219	47	41	14.6%
97222	33	48	-31.3%
97267	49	26	88.5%
SOLD VS. LIST PRICE			
97015	99.8%	100.1%	-0.3%
97034	98.7%	98.0%	0.7%
97035	98.2%	97.7%	0.6%
97045	100.1%	99.0%	1.1%
97068	96.7%	100.2%	-3.4%
97086	100.1%	99.9%	0.1%
97219	99.6%	98.9%	0.7%
97222	99.8%	100.0%	-0.2%
97267	101.5%	100.5%	1.0%

BY THE NUMBERS

Clackamas County – March 2024

MONTHS OF INVENTORY			
97015	1.2	1.4	-14.3%
97034	3.4	4.3	-20.9%
97035	2.3	2.4	-4.2%
97045	3.1	1.9	63.2%
97068	2.7	2.3	17.4%
97086	3.0	2.6	15.4%
97219	2.9	2.0	45.0%
97222	1.4	1.1	27.3%
97267	1.3	0.7	85.7%
ABSORPTION RATE			
97015	86.3%	71.4%	20.9%
97034	29.7%	23.2%	27.5%
97035	42.8%	41.5%	3.3%
97045	32.0%	51.7%	-38.1%
97068	36.6%	43.9%	-16.7%
97086	33.0%	39.0%	-15.3%
97219	34.9%	48.8%	-28.6%
97222	70.7%	90.9%	-22.2%
97267	79.4%	152.0%	-47.8%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	54	43	25.6%
97034	59	48	22.9%
97035	64	46	39.1%
97045	122	117	4.3%
97068	76	77	-1.3%
97086	113	82	37.8%
97219	87	112	-22.3%
97222	61	70	-12.9%
97267	55	79	-30.4%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	451.0	518.7	-13.1%
97034	1,468.2	1,214.0	20.9%
97035	802.1	931.6	-13.9%
97045	579.3	616.2	-6.0%
97068	910.5	825.9	10.2%
97086	648.2	657.8	-1.5%
97219	666.4	649.0	2.7%
97222	500.8	444.9	12.6%
97267	529.1	515.7	2.6%

BY THE NUMBERS

North Portland – March 2024

NORTH PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97203	86	47	83.0%
97217	143	103	38.8%
97227	18	12	50.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	686.8	680.5	0.9%
97217	691.0	664.4	4.0%
97227	702.3	492.5	42.6%
AVERAGE DAYS ON MKT			
97203	38	50	-24.0%
97217	52	55	-5.5%
97227	86	97	-11.3%
SOLD VS. LIST PRICE			
97203	102.6%	100.6%	1.9%
97217	99.6%	100.3%	-0.7%
97227	99.0%	96.5%	2.7%
MONTHS OF INVENTORY			
97203	3.7	1.2	208.3%
97217	3.6	2	80.0%
97227	6	3	100.0%
ABSORPTION RATE			
97203	26.7%	80.8%	-66.9%
97217	27.9%	49.5%	-43.5%
97227	16.6%	33.3%	-50.0%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97203	83	99	-16.2%
97217	89	108	-17.6%
97227	6	11	-45.5%
AVERAGE SALES PRICE			
97203	454.9	461.7	-1.5%
97217	448.7	491.9	-8.8%
97227	679.7	576.7	17.9%

BY THE NUMBERS

Northeast Portland – March 2024

NORTHEAST PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97211	71	48	47.9%
97212	38	43	-11.6%
97213	49	35	40.0%
97218	39	26	50.0%
97232	21	26	-19.2%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	831.2	673.0	23.5%
97212	1,106.8	1,089.2	1.6%
97213	712.5	612.1	16.4%
97218	614.0	479.1	28.2%
97232	828.1	765.4	8.2%
AVERAGE DAYS ON MKT			
97211	29	22	31.8%
97212	17	29	-41.4%
97213	40	23	73.9%
97218	25	28	-10.7%
97232	67	52	28.8%
SOLD VS. LIST PRICE			
97211	100.2%	102.7%	-2.4%
97212	102.6%	98.8%	3.9%
97213	101.3%	101.7%	-0.4%
97218	99.6%	100.0%	-0.5%
97232	99.6%	96.0%	3.8%
MONTHS OF INVENTORY			
97211	2	1.4	42.9%
97212	2.5	2.4	4.2%
97213	1.8	0.9	100.0%
97218	2.2	2.2	0
97232	4.2	1.6	162.5%
ABSORPTION RATE			
97211	50.7%	72.9%	-30.5%
97212	39.4%	41.8%	-5.7%
97213	57.1%	117.1%	-51.2%
97218	46.1%	46.1%	0
97232	23.8%	61.5%	-61.3%

BY THE NUMBERS

Northeast Portland – March 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97211	77	103	-25.2%
97212	42	50	-16.0%
97213	71	95	-25.3%
97218	43	28	53.6%
97232	29	37	-21.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	573.8	565.3	1.5%
97212	814.2	841.3	-3.2%
97213	559.6	526.1	6.4%
97218	410.0	458.5	-10.6%
97232	714.2	606.3	17.8%

BY THE NUMBERS

Northwest Portland – March 2024

NORTHWEST PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97209	180	135	33.3%
97210	65	51	27.5%
97229	175	114	53.5%
97231	51	44	15.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	627.2	697.2	-10.0%
97210	764.4	1,026.3	-25.5%
97229	1,024.7	1,000.3	2.4%
97231	1,045.3	1,150.9	-9.2%
AVERAGE DAYS ON MKT			
97209	73	58	25.9%
97210	55	37	48.6%
97229	42	38	10.5%
97231	19	41	-53.7%
SOLD VS. LIST PRICE			
97209	94.7%	96.6%	-2.0%
97210	102.4%	99.5%	2.9%
97229	101.3%	99.5%	1.8%
97231	97.4%	99.8%	-2.5%
MONTHS OF INVENTORY			
97209	8.6	5.6	53.6%
97210	5.0	2.4	108.3%
97229	3.0	1.6	87.5%
97231	12.8	4.0	220.0%
ABSORPTION RATE			
97209	11.6%	17.7%	-34.4%
97210	20.0%	41.1%	-51.4%
97229	33.1%	62.2%	-46.8%
97231	7.8%	25.0%	-68.6%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97209	60	74	-18.9%
97210	33	34	-2.9%
97229	180	180	0
97231	8	14	-42.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	441.2	542.4	-18.7%
97210	756.2	843.0	-10.3%
97229	766.2	775.8	-1.2%
97231	689.6	467.4	47.5%

BY THE NUMBERS

Southeast Portland – March 2024

SOUTHEAST PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97202	79	78	1.3%
97206	129	67	92.5%
97214	40	32	25.0%
97215	19	22	-13.6%
97216	27	34	-20.6%
AVERAGE LIST PRICE			
97202	842.7	823.7	2.3%
97206	679.3	579.1	17.3%
97214	953.1	871.9	9.3%
97215	950.0	1,052.6	-9.7%
97216	612.4	539.7	13.5%
AVERAGE DAYS ON MKT			
97202	49	45	8.9%
97206	61	51	19.6%
97214	34	32	6.3%
97215	23	25	-8.0%
97216	58	44	31.8%
SOLD VS. LIST PRICE			
97202	99.0%	101.2%	-2.1%
97206	100.5%	101.2%	-0.7%
97214	101.6%	99.8%	1.8%
97215	104.3%	104.3%	0.0%
97216	101.4%	101.6%	-0.1%
MONTHS OF INVENTORY			
97202	2.1	1.5	40.0%
97206	3.1	1.2	158.3%
97214	2.7	1.7	58.8%
97215	1.3	1.2	8.3%
97216	2.7	2.6	3.8%
ABSORPTION RATE			
97202	48.1%	66.6%	-27.9%
97206	31.7%	85.0%	-62.6%
97214	37.5%	59.3%	-36.8%
97215	78.9%	86.3%	-8.6%
97216	37.0%	38.2%	-3.1%

BY THE NUMBERS

Southeast Portland – March 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97202	83	98	-15.3%
97206	115	142	-19.0%
97214	32	42	-23.8%
97215	32	48	-33.3%
97216	38	52	-26.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	638.3	636.7	0.3%
97206	454.4	478.8	-5.1%
97214	663.6	640.2	3.7%
97215	666.1	682.6	-2.4%
97216	401.3	373.7	7.4%

BY THE NUMBERS

Southwest Portland – March 2024

SOUTHWEST PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97201	112	85	31.8%
97205	44	40	10.0%
97219	106	88	20.5%
97221	49	30	63.3%
97225	35	22	59.1%
97239	74	70	5.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	840.5	612.5	37.2%
97205	1,137.7	1,174.8	-3.2%
97219	947.3	760.7	24.5%
97221	1,103.3	794.8	38.8%
97225	945.0	906.6	4.2%
97239	680.8	720.4	-5.5%
AVERAGE DAYS ON MKT			
97201	56	52	7.7%
97205	64	120	-46.7%
97219	47	41	14.6%
97221	26	28	-7.1%
97225	62	25	148.0%
97239	35	36	-2.8%
SOLD VS. LIST PRICE			
97201	95.9%	96.6%	-0.7%
97205	96.8%	96.7%	0.1%
97219	99.6%	98.9%	0.7%
97221	97.7%	98.9%	-1.3%
97225	98.9%	100.7%	-1.8%
97239	99.8%	98.3%	1.5%
MONTHS OF INVENTORY			
97201	5.1	5.0	2.0%
97205	7.3	10.0	-27.0%
97219	2.9	2.0	45.0%
97221	12.3	2.1	485.7%
97225	2.1	1.1	90.9%
97239	3.7	4.1	-9.8%
ABSORPTION RATE			
97201	19.6%	20.0%	-1.8%
97205	13.6%	10.0%	36.4%
97219	34.9%	48.8%	-28.6%
97221	8.1%	46.6%	-82.5%
97225	48.5%	90.9%	-46.6%
97239	27.0%	24.2%	11.3%

BY THE NUMBERS

Southwest Portland – March 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97201	50	44	13.6%
97205	26	16	62.5%
97219	87	112	-22.3%
97221	18	26	-30.8%
97225	49	44	11.4%
97239	42	54	-22.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	660.0	553.7	19.2%
97205	672.8	415.8	61.8%
97219	666.4	649.0	2.7%
97221	906.6	1,054.9	-14.1%
97225	684.1	736.5	-7.1%
97239	645.2	635.7	1.5%

BY THE NUMBERS

Beaverton/Hillsboro – March 2024

	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97005	26	15	73.3%
97006	56	19	194.7%
97007	120	104	15.4%
97008	19	23	-17.4%
97123	135	90	50.0%
97124	56	36	55.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97005	659.4	502.6	31.2%
97006	386.9	530.4	-27.1%
97007	860.9	749.8	14.8%
97008	562.8	529.4	6.3%
97123	693.3	838.5	-17.3%
97124	1,125.6	1,036.6	8.6%
AVERAGE DAYS ON MKT			
97005	50	20	150.0%
97006	20	23	-13.0%
97007	43	43	0
97008	18	40	-55.0%
97123	52	42	23.8%
97124	45	30	50.0%
SOLD VS. LIST PRICE			
97005	100.8%	99.9%	0.9%
97006	100.2%	99.6%	0.6%
97007	100.4%	99.2%	1.2%
97008	98.5%	101.74%	-3.2%
97123	98.0%	99.4%	-1.4%
97124	99.6%	99.6%	0.1%
MONTHS OF INVENTORY			
97005	1.4	1.3	7.7%
97006	1.4	0.6	133.3%
97007	3.3	2.1	57.1%
97008	1.3	0.9	44.4%
97123	3.4	1.6	112.5%
97124	2.1	0.9	133.3%
ABSORPTION RATE			
97005	69.2%	80.0%	-13.5%
97006	69.6%	163.1%	-57.3%
97007	30.0%	48.0%	-37.6%
97008	78.9%	117.3%	-32.7%
97123	29.6%	62.2%	-52.4%
97124	48.2%	105.0%	-54.3%

BY THE NUMBERS

Beaverton/Hillsboro – March 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97005	22	36	-38.9%
97006	45	76	-40.8%
97007	73	99	-26.3%
97008	36	31	16.1%
97123	120	153	-21.6%
97124	41	67	-38.8%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	458.9	478.5	-4.1%
97006	484.9	459.1	5.6%
97007	551.3	581.9	-5.3%
97008	519.0	539.8	-3.9%
97123	567.7	552.3	2.8%
97124	525.5	534.2	-1.6%

BY THE NUMBERS

Tigard/Tualatin Portland – March 2024

SOUTHWEST PORTLAND	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97062	51	17	200.0%
97140	85	54	57.4%
97223	86	37	132.4%
97224	141	105	34.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	1,004.8	1,897.1	-47.0%
97140	1,004.5	1,167.4	-14.0%
97223	723.3	734.4	-1.5%
97224	646.4	646.4	0
AVERAGE DAYS ON MKT			
97062	54	34	58.8%
97140	53	36	47.2%
97223	30	43	-30.2%
97224	57	30	90.0%
SOLD VS. LIST PRICE			
97062	98.0%	99.5%	-1.5%
97140	98.0%	99.2%	-1.2%
97223	101.1%	99.5%	1.6%
97224	100.0%	100.3%	-0.4%
MONTHS OF INVENTORY			
97062	2.0	0.9	122.2%
97140	3.7	1.4	164.3%
97223	2.3	0.9	155.6%
97224	2.6	1.9	36.8%
ABSORPTION RATE			
97062	49.0%	117.6%	-58.3%
97140	27.0%	72.2%	-62.5%
97223	43.0%	105.4%	-59.2%
97224	39.0%	51.4%	-24.1%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97062	56	43	30.2%
97140	73	74	-1.4%
97223	83	91	-8.8%
97224	152	114	33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	739.2	626.5	18.0%
97140	735.2	738.9	-0.5%
97223	647.2	590.6	9.6%
97224	586.1	564.8	3.8%

BY THE NUMBERS

Portland Condos – March 2024

Condos by Area

CONDOS BY AREA	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	8	6	33.3%
North	13	3	333.3%
Northeast	66	49	34.7%
Southeast	56	52	7.7%
West/Raleigh Hills	89	62	43.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	286.5	271.1	5.7%
North	305.2	374.6	-18.5%
Northeast	358.7	380.9	-5.8%
Southeast	338.2	368.9	-8.3%
West/Raleigh Hills	390.8	393.4	-0.7%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	43	30	43.3%
North	28	31	-9.7%
Northeast	60	68	-11.8%
Southeast	28	32	-12.5%
West/Raleigh Hills	83	39	112.8%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	97.6%	100.9%	-3.2%
North	100.0%	100.0%	0.0%
Northeast	99.6%	98.7%	0.9%
Southeast	99.5%	98.7%	0.8%
West/Raleigh Hills	99.3%	99.9%	-0.6%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	0.9	0.8	12.5%
North	1.9	0.4	375.0%
Northeast	3.7	3.8	-2.6%
Southeast	2.2	2.1	4.8%
West/Raleigh Hills	4	1.7	135.3%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	112.5%	133.3%	-15.6%
North	53.8%	266.6%	-79.8%
Northeast	27.2%	26.5%	2.8%
Southeast	44.6%	48.0%	-7.2%
West/Raleigh Hills	24.7%	59.6%	-58.6%

BY THE NUMBERS

Portland Condos – March 2024

Condos by Zip Code

CONDOS BY ZIP	March 2024	March 2023	% CHANGE
AVAILABLE INVENTORY			
97201	78	61	27.9%
97205	34	32	6.3%
97209	177	131	35.1%
97210	34	21	61.9%
97214	13	4	225.0%
97229	17	9	88.9%
97232	7	12	-41.7%
97239	26	35	-25.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	547.1	497.5	10.0%
97205	1,138.0	1,145.2	-0.6%
97209	620.9	683.2	-9.1%
97210	578.1	643.2	-10.1%
97214	450.6	449.8	0.2%
97229	362.8	679.8	-46.6%
97232	360.3	372.3	-3.2%
97239	510.9	638.2	-19.9%
AVERAGE DAYS ON MKT			
97201	52	52	0
97205	105	120	-12.5%
97209	68	58	17.2%
97210	42	53	-20.8%
97214	37	0	N/A
97229	26	26	0
97232	25	40	-37.5%
97239	51	28	82.1%
SOLD VS. LIST PRICE			
97201	97.7%	98.2%	-0.6%
97205	100.3%	96.7%	3.8%
97209	94.6%	96.6%	-2.1%
97210	104.2%	96.9%	7.6%
97214	98.7%	98.5%	0.2%
97229	99.8%	100.0%	-0.2%
97232	99.0%	98.7%	0.3%
97239	98.6%	98.2%	0.3%

BY THE NUMBERS

Portland Condos – March 2024

MONTHS OF INVENTORY			
97201	4.6	5.1	-9.8%
97205	11.3	8.0	41.3%
97209	8.9	5.5	61.8%
97210	4.3	3.5	22.9%
97229	2.2	4.0	-45.0%
97214	2.1	0.9	133.3%
97232	7.0	2.4	191.7%
97239	3.7	3.9	-5.1%
ABSORPTION RATE			
97201	21.7%	19.6%	10.8%
97205	8.8%	12.5%	-29.4%
97209	11.3%	18.3%	-38.3%
97210	23.5%	28.5%	-17.6%
97229	46.1%	25.0%	84.6%
97214	47.0%	111.1%	-57.6%
97232	14.2%	41.6%	-65.7%
97239	26.9%	25.7%	4.7%