

# BY THE NUMBERS

Portland Condos – April 2024

## Condos by Area

CONDOS BY AREA	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	10	5	100.0%
North	19	6	216.7%
Northeast	87	53	64.2%
Southeast	64	47	36.2%
West/Raleigh Hills	102	52	96.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	256.6	229	12.1%
North	341.4	353.6	-3.5%
Northeast	371.8	364.4	2.0%
Southeast	348.1	354.5	-1.8%
West/Raleigh Hills	392.0	422.2	-7.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	42	20	110.0%
North	18	5	260.0%
Northeast	85	36	136.1%
Southeast	39	69	-43.5%
West/Raleigh Hills	72	44	63.6%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	101.6%	99.7%	1.9%
North	101.2%	99.7%	1.5%
Northeast	99.7%	98.8%	1.0%
Southeast	98.7%	99.2%	-0.5%
West/Raleigh Hills	99.3%	101.1%	-1.8%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	10.0	0.5	1900.0%
North	3.8	1.2	216.7%
Northeast	5.4	5.3	1.9%
Southeast	2.7	2.9	-6.9%
West/Raleigh Hills	3.4	1.9	78.9%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	10.0%	200.0%	-95.0%
North	26.3%	83.3%	-68.4%
Northeast	18.3%	18.8%	-2.5%
Southeast	37.5%	34.0%	10.2%
West/Raleigh Hills	29.4%	51.9%	-43.4%

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Portland Condos – April 2024

## Condos by Zip Code

CONDOS BY ZIP	March 2024	March 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	107	65	64.6%
97205	35	34	2.9%
97209	194	137	41.6%
97210	37	19	94.7%
97214	15	4	275.0%
97229	24	12	100.0%
97232	7	12	-41.7%
97239	26	30	-13.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	535.5	523.1	2.4%
97205	1,111.2	1,161.7	-4.3%
97209	606.4	704.8	-14.0%
97210	517.7	670.4	-22.8%
97214	442.2	427.5	3.4%
97229	368.6	580.2	-36.5%
97232	327.1	366.7	-10.8%
97239	633.3	677.0	-6.5%
<b>AVERAGE DAYS ON MKT</b>			
97201	24	78	-69.2%
97205	40	19	110.5%
97209	95	58	63.8%
97210	103	38	171.1%
97214	129	47	174.5%
97229	16	4	300.0%
97232	45	17	164.7%
97239	74	60	23.3%
<b>SOLD VS. LIST PRICE</b>			
97201	97.1%	97.1%	0.1%
97205	95.9%	98.5%	-2.6%
97209	97.4%	97.7%	-0.3%
97210	97.8%	98.7%	-0.9%
97214	99.4%	101.5%	-2.2%
97229	101.4%	99.9%	1.6%
97232	96.6%	97.7%	-1.1%
97239	97.0%	95.1%	2.0%

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*Portland Condos – April 2024*

MONTHS OF INVENTORY			
97201	13.4	4.3	211.6%
97205	5.8	8.5	-31.8%
97209	8.8	8.1	8.6%
97210	4.6	3.2	43.8%
97229	3.8	1.3	192.3%
97214	4.0	1.7	135.3%
97232	1.8	4.0	-55.0%
97239	2.0	3.8	-47.4%
ABSORPTION RATE			
97201	7.4%	23.0%	-67.6%
97205	17.1%	11.7%	45.7%
97209	11.3%	12.4%	-8.6%
97210	21.6%	31.5%	-31.5%
97229	26.6%	75.0%	-64.4%
97214	25.0%	58.3%	-57.1%
97232	57.1%	25.0%	128.6%
97239	50.0%	26.6%	87.5%