



# By the Numbers

5.24

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
JUNE 2024



## BY THE NUMBERS

Neighborhood Snapshot – May 2024

NEIGHBORHOOD SNAPSHOT	May 2024	May 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	513.8	477.0	7.7%
NW Washington Co or Sauvie Island	819.2	803.2	2.0%
Portland North	473.7	500.5	-5.4%
Portland Northeast	614.8	612.7	0.3%
Portland Southeast	553.1	551.5	0.3%
Portland West/Raleigh Hills	783.5	691.3	13.3%
Beaverton/Aloha	547.2	532.7	2.7%
Hillsboro/Forest Grove	557.0	544.7	2.3%
Tigard/Tualatin/Sherwood/Wilsonville	650.9	651.4	-0.1%
Lake Oswego/West Linn	967.5	1,118.90	-13.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	600.9	622.8	-3.5%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	285	301	-5.3%
NW Washington Co or Sauvie Island	270	198	36.4%
Portland North	400	225	77.8%
Portland Northeast	460	356	29.2%
Portland Southeast	608	480	26.7%
Portland West/Raleigh Hills	1,036	746	38.9%
Beaverton/Aloha	343	214	60.3%
Hillsboro/Forest Grove	366	237	54.4%
Tigard/Tualatin/Sherwood/Wilsonville	505	333	51.7%
Lake Oswego/West Linn	321	209	53.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	460	404	13.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	629.6	612.7	2.8%
NW Washington Co or Sauvie Island	948.1	987.8	-4.0%
Portland North	629.4	710.1	-11.4%
Portland Northeast	662.3	719.2	-7.9%
Portland Southeast	648.2	644.6	0.6%
Portland West/Raleigh Hills	885.0	863.5	2.5%
Beaverton/Aloha	657.2	667.5	-1.5%
Hillsboro/Forest Grove	686.1	720.0	-4.7%
Tigard/Tualatin/Sherwood/Wilsonville	790.5	860.4	-8.1%
Lake Oswego/West Linn	1,535.4	1,632.0	-5.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	858.9	859.2	0.0%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	35	39	-10.3%
NW Washington Co or Sauvie Island	32	27	18.5%
Portland North	30	17	76.5%
Portland Northeast	25	18	38.9%
Portland Southeast	32	31	3.2%
Portland West/Raleigh Hills	40	36	11.1%
Beaverton/Aloha	40	37	8.1%
Hillsboro/Forest Grove	52	44	18.2%
Tigard/Tualatin/Sherwood/Wilsonville	50	39	28.2%



## BY THE NUMBERS

Neighborhood Snapshot – May 2024

Lake Oswego/West Linn	27	28	-3.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	40	32	25.0%
<b>SOLD VS. LIST PRICE</b>			
Gresham/Sandy/Troutdale/Corbett	99.9%	100.1%	-0.2%
NW Washington Co or Sauvie Island	100.3%	100.1%	0.2%
Portland North	101.2%	102.4%	-1.2%
Portland Northeast	102.0%	102.0%	0
Portland Southeast	101.5%	101.6%	-0.1%
Portland West/Raleigh Hills	99.3%	100.0%	-0.7%
Beaverton/Aloha	100.1%	100.2%	-0.1%
Hillsboro/Forest Grove	99.1%	98.7%	0.4%
Tigard/Tualatin/Sherwood/Wilsonville	98.6%	98.8%	-0.2%
Lake Oswego/West Linn	98.7%	99.2%	-0.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	100.1%	100.2%	0.0%
<b>MONTHS OF INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	2.0	2.3	-13.0%
NW Washington Co or Sauvie Island	2.6	2.0	30.0%
Portland North	4.2	2.5	68.0%
Portland Northeast	2.0	1.4	42.9%
Portland Southeast	2.3	1.6	43.8%
Portland West/Raleigh Hills	4.6	3.1	48.4%
Beaverton/Aloha	2.3	1.5	53.3%
Hillsboro/Forest Grove	2.6	1.7	52.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.1	2.4	29.2%
Lake Oswego/West Linn	2.7	1.7	58.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.3	2.5	-8.0%
<b>ABSORPTION RATE</b>			
Gresham/Sandy/Troutdale/Corbett	49.4%	43.8%	12.8%
NW Washington Co or Sauvie Island	38.5%	50.5%	-23.7%
Portland North	23.7%	40.0%	-40.6%
Portland Northeast	49.5%	69.6%	-28.8%
Portland Southeast	42.7%	63.7%	-32.9%
Portland West/Raleigh Hills	21.8%	31.9%	-31.6%
Beaverton/Aloha	44.3%	66.8%	-33.6%
Hillsboro/Forest Grove	38.5%	58.7%	-34.4%
Tigard/Tualatin/Sherwood/Wilsonville	32.1%	40.9%	-21.4%
Lake Oswego/West Linn	36.4%	57.4%	-36.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	43.2%	40.1%	7.9%



## BY THE NUMBERS

*Clackamas County – May 2024*

CLACKAMAS COUNTY	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	27	24	12.5%
97034	119	72	65.3%
97035	99	72	37.5%
97045	140	107	30.8%
97068	110	68	61.8%
97086	142	123	15.4%
97219	158	115	37.4%
97222	53	56	-5.4%
97267	48	32	50.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	509.8	781.4	-34.8%
97034	2,134.1	2,137.4	-0.2%
97035	1,160.4	1,566.2	-25.9%
97045	1,242.1	1,450.0	-14.3%
97068	1,129.2	1,127.4	0.2%
97086	1,018.5	930.7	9.4%
97219	990.1	887.9	11.5%
97222	515.9	615.6	-16.2%
97267	619.9	548.2	13.1%
<b>AVERAGE DAYS ON MKT</b>			
97015	51	45	13.3%
97034	35	45	-22.2%
97035	30	23	30.4%
97045	31	25	24.0%
97068	21	22	-4.5%
97086	46	32	43.8%
97219	19	19	0
97222	41	16	156.3%
97267	24	19	26.3%
<b>SOLD VS. LIST PRICE</b>			
97015	100.0%	101.2%	-1.1%
97034	95.9%	97.8%	-1.9%
97035	99.6%	100.9%	-1.2%
97045	99.7%	100.7%	-1.0%
97068	99.8%	99.4%	0.4%
97086	99.5%	99.8%	-0.4%
97219	100.3%	99.9%	0.4%
97222	101.1%	100.7%	0.4%
97267	100.3%	102.3%	-1.9%

## BY THE NUMBERS

*Clackamas County – May 2024*

MONTHS OF INVENTORY			
97015	1.2	1.0	20.0%
97034	5.2	2.3	126.1%
97035	2.3	1.6	43.8%
97045	2.3	2.4	-4.2%
97068	2.1	1.4	50.0%
97086	2.7	2.9	-6.9%
97219	2.6	2.1	23.8%
97222	1.7	2.4	-29.2%
97267	1.5	1.3	15.4%
ABSORPTION RATE			
97015	85.1%	95.8%	-11.1%
97034	19.3%	44.4%	-56.5%
97035	44.4%	62.5%	-28.9%
97045	44.2%	42.0%	5.3%
97068	47.2%	69.1%	-31.6%
97086	36.6%	34.9%	4.7%
97219	38.6%	47.8%	-19.3%
97222	60.3%	41.0%	47.0%
97267	66.6%	78.1%	-14.7%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	96	82	17.1%
97034	117	107	9.3%
97035	152	110	38.2%
97045	235	205	14.6%
97068	177	173	2.3%
97086	223	150	48.7%
97219	203	216	-6.0%
97222	129	118	9.3%
97267	105	133	-21.1%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	459.4	521.1	-11.8%
97034	1,437.2	1,543.5	-6.9%
97035	866.6	900.6	-3.8%
97045	590.5	612.5	-3.6%
97068	881.6	861.4	2.3%
97086	694.1	672.9	3.2%
97219	698.4	657.4	6.2%
97222	500.5	468.6	6.8%
97267	541.9	547.4	-1.0%

## BY THE NUMBERS

North Portland – May 2024

NORTH PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	143	73	95.9%
97217	223	130	71.5%
97227	26	17	52.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	708.8	658.6	7.6%
97217	584.8	742.2	-21.2%
97227	629.0	773.4	-18.7%
<b>AVERAGE DAYS ON MKT</b>			
97203	30	9	233.3%
97217	24	22	9.1%
97227	109	43	153.5%
<b>SOLD VS. LIST PRICE</b>			
97203	99.9%	102.2%	-2.2%
97217	102.6%	102.6%	0.0%
97227	100.0%	102.6%	-2.6%
<b>MONTHS OF INVENTORY</b>			
97203	3.2	1.7	88.2%
97217	5.0	3.1	61.3%
97227	6.5	2.8	132.1%
<b>ABSORPTION RATE</b>			
97203	31.4%	57.5%	-45.3%
97217	20.1%	32.3%	-37.5%
97227	15.3%	35.2%	-56.4%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	172	163	5.5%
97217	184	200	-8.0%
97227	11	19	-42.1%
<b>AVERAGE SALES PRICE</b>			
97203	459.7	459.0	0.2%
97217	501.6	519.6	-3.5%
97227	710.8	560.1	26.9%

## BY THE NUMBERS

*Northeast Portland – May 2024*

NORTHEAST PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	100	61	63.9%
97212	65	45	44.4%
97213	75	48	56.3%
97218	43	37	16.2%
97232	29	43	-32.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	673.7	765.2	-12.0%
97212	936.9	1,210.6	-22.6%
97213	699.9	718.8	-2.6%
97218	522.3	599.3	-12.8%
97232	664.3	850.8	-21.9%
<b>AVERAGE DAYS ON MKT</b>			
97211	32	20	60.0%
97212	29	11	163.6%
97213	24	12	100.0%
97218	13	29	-55.2%
97232	25	13	92.3%
<b>SOLD VS. LIST PRICE</b>			
97211	102.4%	101.9%	0.5%
97212	102.8%	102.3%	0.5%
97213	101.6%	102.4%	-0.7%
97218	102.7%	102.1%	0.5%
97232	103.2%	101.3%	1.9%
<b>MONTHS OF INVENTORY</b>			
97211	2.1	1.2	75.0%
97212	1.8	1.1	63.6%
97213	1.5	1.2	25.0%
97218	2.9	1.5	93.3%
97232	2.4	5.4	-55.6%
<b>ABSORPTION RATE</b>			
97211	48.0%	85.2%	-43.7%
97212	56.9%	88.8%	-36.0%
97213	65.3%	85.4%	-23.5%
97218	34.8%	67.5%	-48.4%
97232	41.3%	18.6%	122.5%

## BY THE NUMBERS

Northeast Portland – May 2024

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97211</b>	172	194	-11.3%
<b>97212</b>	107	118	-9.3%
<b>97213</b>	156	174	-10.3%
<b>97218</b>	74	64	15.6%
<b>97232</b>	50	53	-5.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
<b>97211</b>	593.9	581.1	2.2%
<b>97212</b>	867.2	890.9	-2.7%
<b>97213</b>	593.0	586.3	1.1%
<b>97218</b>	442.0	487.9	-9.4%
<b>97232</b>	679.4	664.6	2.2%



## BY THE NUMBERS

*Northwest Portland – May 2024*

NORTHWEST PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	210	153	37.3%
97210	97	59	64.4%
97229	256	164	56.1%
97231	57	57	0
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	609.1	654.8	-7.0%
97210	999.4	904.0	10.6%
97229	991.8	948.3	4.6%
97231	1,063.5	1,115.0	-4.6%
<b>AVERAGE DAYS ON MKT</b>			
97209	90	37	143.2%
97210	33	35	-5.7%
97229	30	29	3.4%
97231	100	3	3233.3%
<b>SOLD VS. LIST PRICE</b>			
97209	97.1%	99.0%	-1.9%
97210	98.7%	98.3%	0.4%
97229	100.5%	99.9%	0.6%
97231	96.3%	96.9%	-0.6%
<b>MONTHS OF INVENTORY</b>			
97209	6.8	5.3	28.3%
97210	6.5	2.0	225.0%
97229	3.0	2.0	50.0%
97231	5.2	28.5	-81.8%
<b>ABSORPTION RATE</b>			
97209	14.7%	18.9%	-22.1%
97210	15.4%	49.1%	-68.5%
97229	32.8%	50.0%	-34.4%
97231	19.3%	3.5%	449.9%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97209	117	121	-3.3%
97210	63	75	-16.0%
97229	348	320	8.8%
97231	25	23	8.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	496.5	517.5	-4.1%
97210	810.1	763.8	6.1%
97229	792.9	816.2	-2.9%
97231	837.9	475.3	76.3%

## BY THE NUMBERS

*Southeast Portland – May 2024*

SOUTHEAST PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	115	101	13.9%
97206	161	85	89.4%
97214	59	30	96.7%
97215	36	27	33.3%
97216	31	36	-13.9%
<b>AVERAGE LIST PRICE</b>			
97202	761.5	817.9	-6.9%
97206	590.3	620.2	-4.8%
97214	832.2	936.9	-11.2%
97215	944.4	960.8	-1.7%
97216	595.5	525.3	13.4%
<b>AVERAGE DAYS ON MKT</b>			
97202	21	38	-44.7%
97206	41	24	70.8%
97214	24	31	-22.6%
97215	10	18	-44.4%
97216	43	21	104.8%
<b>SOLD VS. LIST PRICE</b>			
97202	101.8%	102.1%	-0.3%
97206	101.1%	103.1%	-1.9%
97214	102.6%	99.5%	3.1%
97215	103.7%	101.2%	2.5%
97216	103.1%	103.5%	-0.4%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	1.7	52.9%
97206	2.1	1.2	75.0%
97214	2.6	1.2	116.7%
97215	1.8	1.3	38.5%
97216	3.1	2.1	47.6%
<b>ABSORPTION RATE</b>			
97202	38.2%	58.4%	-34.5%
97206	47.2%	82.3%	-42.7%
97214	38.9%	86.6%	-55.0%
97215	55.5%	77.7%	-28.6%
97216	32.2%	47.2%	-31.7%

## BY THE NUMBERS

*Southeast Portland – May 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	168	203	-17.2%
<b>97206</b>	263	269	-2.2%
<b>97214</b>	68	89	-23.6%
<b>97215</b>	63	86	-26.7%
<b>97216</b>	61	95	-35.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	666.6	692.6	-3.8%
<b>97206</b>	486.6	497.8	-2.2%
<b>97214</b>	679.6	673.6	0.9%
<b>97215</b>	701.2	680.8	3.0%
<b>97216</b>	397.4	396.3	0.3%

## BY THE NUMBERS

Southwest Portland – May 2024

SOUTHWEST PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	163	117	39.3%
97205	52	46	13.0%
97219	158	115	37.4%
97221	64	47	36.2%
97225	52	28	85.7%
97239	98	79	24.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	833.4	804.8	3.6%
97205	1,111.4	1,150.6	-3.4%
97219	990.1	887.9	11.5%
97221	1,029.8	1,053.5	-2.2%
97225	832.5	1,019.0	-18.3%
97239	840.5	837.5	0.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	75	51	47.1%
97205	117	43	172.1%
97219	19	19	0
97221	18	34	-47.1%
97225	11	32	-65.6%
97239	34	36	-5.6%
<b>SOLD VS. LIST PRICE</b>			
97201	98.3%	106.9%	-8.1%
97205	94.4%	101.7%	-7.2%
97219	100.3%	99.9%	0.4%
97221	98.0%	100.0%	-2.0%
97225	101.8%	100.9%	0.9%
97239	100.6%	100.6%	0.0%
<b>MONTHS OF INVENTORY</b>			
97201	10.9	6.9	58.0%
97205	26.0	4.6	465.2%
97219	2.6	2.1	23.8%
97221	3.0	2.2	36.4%
97225	2.7	1.0	170.0%
97239	3.6	2.8	28.6%
<b>ABSORPTION RATE</b>			
97201	9.20%	14.53%	-36.70%
97205	3.85%	21.74%	-82.30%
97219	38.61%	47.83%	-19.30%
97221	32.81%	44.68%	-26.60%
97225	36.54%	96.43%	-62.10%
97239	27.55%	35.44%	-22.30%

## BY THE NUMBERS

*Southwest Portland – May 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97201	80	83	-3.6%
97205	34	32	6.3%
97219	203	216	-6.0%
97221	48	61	-21.3%
97225	90	90	0
97239	91	101	-9.9%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	690.4	549.5	25.6%
97205	626.1	490.8	27.6%
97219	698.4	657.4	6.2%
97221	1,044.9	1,000.1	4.5%
97225	769.8	763	0.9%
97239	631.9	646.1	-2.2%



## BY THE NUMBERS

Beaverton/Hillsboro - May 2024

	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	31	18	72.2%
97006	70	33	112.1%
97007	156	102	52.9%
97008	33	21	57.1%
97123	171	97	76.3%
97124	74	34	117.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	618.3	568	8.9%
97006	408.8	563.2	-27.4%
97007	810.4	752.3	7.7%
97008	523.9	517.1	1.3%
97123	667.0	818.2	-18.5%
97124	926.0	1,169.1	-20.8%
<b>AVERAGE DAYS ON MKT</b>			
97005	28	32	-12.5%
97006	24	9	166.7%
97007	41	23	78.3%
97008	44	14	214.3%
97123	52	43	20.9%
97124	38	17	123.5%
<b>SOLD VS. LIST PRICE</b>			
97005	101.6%	100.0%	1.6%
97006	100.1%	100.5%	-0.4%
97007	100.7%	100.5%	0.2%
97008	99.9%	103.1%	-3.1%
97123	99.7%	99.4%	0.3%
97124	99.8%	100.0%	-0.2%
<b>MONTHS OF INVENTORY</b>			
97005	1.2	1.0	20.0%
97006	2.1	1.2	75.0%
97007	1.7	1.5	13.3%
97008	1.7	0.6	183.3%
97123	2.1	1.2	75.0%
97124	1.4	0.7	100.0%
<b>ABSORPTION RATE</b>			
97005	80.6%	100.0%	-19.4%
97006	48.5%	84.8%	-42.8%
97007	58.3%	64.7%	-9.9%
97008	60.6%	161.9%	-62.6%
97123	46.7%	83.5%	-44.0%
97124	72.9%	135.2%	-46.1%

## BY THE NUMBERS

Beaverton/Hillsboro - May 2024

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
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%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
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 – May 2024

SOUTHWEST PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	58	24	141.7%
97140	102	66	54.5%
97223	72	43	67.4%
97224	144	114	26.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	1,023.3	1,431.5	-28.5%
97140	976.2	1,222.4	-20.1%
97223	748.0	738.8	1.2%
97224	671.6	646.6	3.9%
<b>AVERAGE DAYS ON MKT</b>			
97062	72	27	166.7%
97140	57	52	9.6%
97223	30	14	114.3%
97224	39	46	-15.2%
<b>SOLD VS. LIST PRICE</b>			
97062	99.1%	100.3%	-1.1%
97140	98.9%	98.8%	0.1%
97223	100.2%	101.9%	-1.7%
97224	99.2%	99.7%	-0.4%
<b>MONTHS OF INVENTORY</b>			
97062	2.1	1.7	23.5%
97140	3.2	2.6	23.1%
97223	1.9	1.1	72.7%
97224	2.6	2.2	18.2%
<b>ABSORPTION RATE</b>			
97062	46.5%	58.3%	-20.2%
97140	31.3%	37.8%	-17.2%
97223	51.3%	90.7%	-43.3%
97224	38.8%	46.4%	-16.3%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97062	84	57	47.4%
97140	107	99	8.1%
97223	121	130	-6.9%
97224	209	167	25.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	726.5	611.5	18.8%
97140	731.2	783.1	-6.6%
97223	640.3	604.9	5.9%
97224	574.8	577.5	-0.5%

# BY THE NUMBERS

Portland Condos – May 2024

## Condos by Area

CONDOS BY AREA	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	18	6	200.0%
North	115	50	130.0%
Northeast	77	52	48.1%
Southeast	104	58	79.3%
West/Raleigh Hills	460	340	35.3%
<b>AVERAGE LIST PRICE (\$,000)</b>			
NW Washington Co/Sauvie Island	325.1	338.7	-4.0%
North	366.2	374.4	-2.2%
Northeast	335.4	370.9	-9.6%
Southeast	382.9	411.9	-7.0%
West/Raleigh Hills	597.6	657.3	-9.1%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	17	11	54.5%
North	64	23	178.3%
Northeast	38	26	46.2%
Southeast	30	33	-9.1%
West/Raleigh Hills	63	34	85.3%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	100.1%	100.3%	-0.1%
North	101.0%	100.0%	0.9%
Northeast	100.0%	99.8%	0.2%
Southeast	98.7%	100.6%	-1.9%
West/Raleigh Hills	97.9%	99.4%	-1.5%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	9	1	800.0%
North	6.8	3.3	106.1%
Northeast	3.7	1.7	117.6%
Southeast	5.5	1.4	292.9%
West/Raleigh Hills	7.2	3.7	94.6%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	11.1%	100.0%	-88.9%
North	14.7%	30.0%	-50.7%
Northeast	27.2%	59.6%	-54.3%
Southeast	18.2%	72.4%	-74.8%
West/Raleigh Hills	13.9%	27.3%	-49.1%

# BY THE NUMBERS

## Portland Condos – May 2024

### Condos by Zip Code

CONDOS BY ZIP	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	109	73	49.3%
97205	37	39	-5.1%
97209	206	150	37.3%
97210	37	19	94.7%
97214	14	3	366.7%
97229	25	14	78.6%
97232	12	14	-14.3%
97239	28	32	-12.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	531.4	499.1	6.5%
97205	1,104.3	1,123.7	-1.7%
97209	586.2	643.3	-8.9%
97210	522.8	653.0	-19.9%
97214	427.0	488.3	-12.6%
97229	349.2	540.2	-35.4%
97232	298.5	357.3	-16.5%
97239	697.4	687.8	1.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	47	41	14.6%
97205	117	53	120.8%
97209	85	38	123.7%
97210	25	37	-32.4%
97214	40	50	-20.0%
97229	15	14	7.1%
97232	39	27	44.4%
97239	38	31	22.6%
<b>SOLD VS. LIST PRICE</b>			
97201	98.8%	98.0%	0.8%
97205	94.4%	100.7%	-6.3%
97209	97.5%	99.2%	-1.8%
97210	99.5%	99.2%	0.3%
97214	98.2%	102.0%	-3.7%
97229	99.1%	99.5%	-0.4%
97232	102.5%	100.7%	1.8%
97239	97.5%	99.0%	-1.6%



## BY THE NUMBERS

*Portland Condos – May 2024*

MONTHS OF INVENTORY			
97201	12.1	6.6	83.3%
97205	18.5	4.9	277.6%
97209	6.9	5.4	27.8%
97210	7.4	1.4	428.6%
97229	3.5	0.8	337.5%
97214	6.3	1.8	250.0%
97232	4.0	7.0	-42.9%
97239	3.5	1.8	94.4%
ABSORPTION RATE			
97201	8.2%	15.0%	-45.2%
97205	5.4%	20.5%	-73.6%
97209	14.5%	18.6%	-22.0%
97210	13.5%	73.6%	-81.7%
97229	28.5%	133.3%	-78.6%
97214	16.0%	57.1%	-72.0%
97232	25.0%	14.2%	74.9%
97239	28.5%	56.2%	-49.2%