

BY THE NUMBERS

Portland Condos – May 2024

Condos by Area

CONDOS BY AREA	May 2024	May 2023	% CHANGE
AVAILABLE INVENTORY			
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%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
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%
AVERAGE DAYS ON MKT			
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%
SOLD VS. LIST PRICE			
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%
MONTHS OF INVENTORY			
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%
ABSORPTION RATE			
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%

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Condos by Zip Code

CONDOS BY ZIP	May 2024	May 2023	% CHANGE
AVAILABLE INVENTORY			
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%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
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%
AVERAGE DAYS ON MKT			
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%
SOLD VS. LIST PRICE			
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%

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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%