

BY THE NUMBERS

Portland Condos – June 2024

Condos by Area

CONDOS BY AREA	June 2024	June 2023	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	14	5	180.0%
North	107	59	81.4%
Northeast	73	43	69.8%
Southeast	124	64	93.8%
West/Raleigh Hills	494	387	27.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	341.5	351.2	-2.8%
North	356.0	362.0	-1.7%
Northeast	342.5	356.3	-3.9%
Southeast	366.1	392.8	-6.8%
West/Raleigh Hills	575.7	622.0	-7.4%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	43	20	115.0%
North	46	45	2.2%
Northeast	82	32	156.3%
Southeast	37	19	94.7%
West/Raleigh Hills	73	50	46.0%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.5%	98.9%	0.6%
North	98.8%	98.6%	0.2%
Northeast	99.0%	98.5%	0.5%
Southeast	99.7%	100.5%	-0.8%
West/Raleigh Hills	96.0%	96.0%	0.1%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	1.3	0.6	116.7%
North	6.7	3.9	71.8%
Northeast	6.1	1.9	221.1%
Southeast	3.8	1.8	111.1%
West/Raleigh Hills	8.5	4.2	102.4%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	78.5%	160.0%	-50.9%
North	14.9%	25.4%	-41.2%
Northeast	16.4%	53.4%	-69.3%
Southeast	26.6%	56.2%	-52.7%
West/Raleigh Hills	11.7%	24.0%	-51.1%

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Condos by Zip Code

CONDOS BY ZIP	June 2024	June 2023	% CHANGE
AVAILABLE INVENTORY			
97201	116	86	34.9%
97205	38	39	-2.6%
97209	215	172	25.0%
97210	39	27	44.4%
97214	19	2	850.0%
97229	20	10	100.0%
97232	11	11	0
97239	34	36	-5.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	532	522.4	1.8%
97205	1,034.8	1,123.2	-7.9%
97209	566.2	603.5	-6.2%
97210	490.9	606.2	-19.0%
97214	401.4	557.5	-28.0%
97229	411.9	409.5	0.6%
97232	353.3	357.7	-1.2%
97239	645.0	601.2	7.3%
AVERAGE DAYS ON MKT			
97201	69	67	3.0%
97205	95	54	75.9%
97209	66	83	-20.5%
97210	67	8	737.5%
97214	5	6	-16.7%
97229	43	15	186.7%
97232	110	48	129.2%
97239	123	25	392.0%
SOLD VS. LIST PRICE			
97201	96.7%	97.9%	-1.30%
97205	84.4%	96.2%	-12.20%
97209	97.4%	91.8%	6.10%
97210	99.9%	100.0%	-0.10%
97214	100.7%	99.8%	0.90%
97229	99.5%	99.4%	0.10%
97232	97.7%	99.4%	-1.70%
97239	99.5%	99.7%	-0.30%

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MONTHS OF INVENTORY			
97201	10.5	7.2	45.8%
97205	7.6	5.6	35.7%
97209	11.9	5.5	116.4%
97210	5.6	2.7	107.4%
97229	6.3	0.4	1475.0%
97214	1.8	0.8	125.0%
97232	11.0	2.2	400.0%
97239	6.8	6.0	13.3%
ABSORPTION RATE			
97201	9.4%	13.9%	-32.0%
97205	13.1%	17.9%	-26.7%
97209	8.3%	18.0%	-53.6%
97210	17.9%	37.0%	-51.5%
97229	15.7%	250.0%	-93.7%
97214	55.0%	130.0%	-57.7%
97232	9.09%	45.4%	-80.0%
97239	14.7%	16.6%	-11.8%