



# By the Numbers

7.24

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
AUG 2024



## BY THE NUMBERS

Neighborhood Snapshot – July 2024

NEIGHBORHOOD SNAPSHOT	July 2024	July 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	492.1	498.4	-1.3%
NW Washington Co or Sauvie Island	817.0	789.7	3.5%
Portland North	499.2	477.5	4.5%
Portland Northeast	602.1	595.2	1.2%
Portland Southeast	546.4	553.6	-1.3%
Portland West/Raleigh Hills	731.0	781.4	-6.4%
Beaverton/Aloha	561.3	537.2	4.5%
Hillsboro/Forest Grove	559.7	558.0	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	649.2	662.4	-2.0%
Lake Oswego/West Linn	1,157.5	1,064.9	8.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	600.1	565.6	6.1%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	382	380	0.5%
NW Washington Co or Sauvie Island	310	258	20.2%
Portland North	348	300	16.0%
Portland Northeast	536	388	38.1%
Portland Southeast	748	615	21.6%
Portland West/Raleigh Hills	1,139.00	911	25.0%
Beaverton/Aloha	436	278	56.8%
Hillsboro/Forest Grove	419	329	27.4%
Tigard/Tualatin/Sherwood/Wilsonville	579	420	37.9%
Lake Oswego/West Linn	373	306	21.9%
Milwaukie /Happy Valley/Clckmas/Dmscus	473	466	1.5%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	631.4	624.6	1.1%
NW Washington Co or Sauvie Island	888.7	1,032.6	-13.9%
Portland North	613.9	672.3	-8.7%
Portland Northeast	658.7	709.1	-7.1%
Portland Southeast	607.9	625.6	-2.8%
Portland West/Raleigh Hills	878.1	888.5	-1.2%
Beaverton/Aloha	656.0	716.6	-8.5%
Hillsboro/Forest Grove	682.6	723.2	-5.6%
Tigard/Tualatin/Sherwood/Wilsonville	788.9	825.4	-4.4%
Lake Oswego/West Linn	1,466.0	1,633.4	-10.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	855.1	852.4	0.3%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	30	31	-3.2%
NW Washington Co or Sauvie Island	32	27	18.5%
Portland North	42	25	68.0%
Portland Northeast	25	24	4.2%
Portland Southeast	30	22	36.4%
Portland West/Raleigh Hills	47	31	51.6%
Beaverton/Aloha	37	31	19.4%
Hillsboro/Forest Grove	49	39	25.6%
Tigard/Tualatin/Sherwood/Wilsonville	45	35	28.6%
Lake Oswego/West Linn	47	24	95.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	40	42	-4.8%



## BY THE NUMBERS

Neighborhood Snapshot – July 2024

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.5%	100.6%	-1.1%
NW Washington Co or Sauvie Island	99.4%	99.9%	-0.5%
Portland North	99.8%	100.2%	-0.4%
Portland Northeast	100.5%	100.5%	0.0%
Portland Southeast	100.2%	100.2%	0.0%
Portland West/Raleigh Hills	98.0%	98.6%	-0.6%
Beaverton/Aloha	100.2%	100.5%	-0.3%
Hillsboro/Forest Grove	99.2%	98.8%	0.4%
Tigard/Tualatin/Sherwood/Wilsonville	99.4%	99.2%	0.2%
Lake Oswego/West Linn	97.4%	99.7%	-2.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.9%	99.7%	0.1%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.7	2.4	12.5%
NW Washington Co or Sauvie Island	2.8	2.7	3.7%
Portland North	3.3	3.3	0
Portland Northeast	2.7	2.1	28.6%
Portland Southeast	2.8	2.5	12.0%
Portland West/Raleigh Hills	5.2	4.5	15.6%
Beaverton/Aloha	2.7	1.8	50.0%
Hillsboro/Forest Grove	3.0	2.3	30.4%
Tigard/Tualatin/Sherwood/Wilsonville	3.2	2.7	18.5%
Lake Oswego/West Linn	3.5	2.5	40.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	2.6	-15.4%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	36.3%	41.5%	-12.5%
NW Washington Co or Sauvie Island	35.1%	36.4%	-3.5%
Portland North	30.4%	30.6%	-0.7%
Portland Northeast	37.1%	47.9%	-22.5%
Portland Southeast	35.1%	39.5%	-11.0%
Portland West/Raleigh Hills	19.3%	22.2%	-13.3%
Beaverton/Aloha	36.7%	54.3%	-32.3%
Hillsboro/Forest Grove	33.8%	43.8%	-22.8%
Tigard/Tualatin/Sherwood/Wilsonville	31.1%	37.4%	-16.8%
Lake Oswego/West Linn	28.9%	39.8%	-27.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	45.8%	37.9%	20.8%

## BY THE NUMBERS

*Clackamas County – July 2024*

CLACKAMAS COUNTY	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	32	27	18.5%
97034	132	114	15.8%
97035	121	86	40.7%
97045	150	140	7.1%
97068	130	106	22.6%
97086	145	138	5.1%
97219	183	146	25.3%
97222	54	65	-16.9%
97267	57	48	18.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	535.2	847.2	-36.8%
97034	2,031.3	2,333.8	-13.0%
97035	1,091.8	1,310.2	-16.7%
97045	908.2	1,289.6	-29.6%
97068	1,179.8	1,036.9	13.8%
97086	997.2	959.5	3.9%
97219	1,019.8	878.1	16.1%
97222	508.9	522.0	-2.5%
97267	633.9	570.2	11.2%
<b>AVERAGE DAYS ON MKT</b>			
97015	18	16	12.5%
97034	47	12	291.7%
97035	33	45	-26.7%
97045	51	33	54.5%
97068	63	16	293.8%
97086	47	87	-46.0%
97219	21	17	23.5%
97222	12	16	-25.0%
97267	26	17	52.9%
<b>SOLD VS. LIST PRICE</b>			
97015	100.3%	103.3%	-2.9%
97034	95.7%	99.6%	-3.8%
97035	98.7%	99.0%	-0.3%
97045	98.3%	99.4%	-1.0%
97068	99.5%	100.4%	-0.9%
97086	99.7%	99.1%	0.6%
97219	99.2%	100.5%	-1.3%
97222	102.0%	101.5%	0.6%
97267	100.2%	99.8%	0.4%

## BY THE NUMBERS

*Clackamas County – July 2024*

MONTHS OF INVENTORY			
97015	1.6	2.3	-30.4%
97034	3.9	3.1	25.8%
97035	3.2	2.2	45.5%
97045	2.8	2.7	3.7%
97068	3.5	2.3	52.2%
97086	2.3	3.5	-34.3%
97219	3.6	2.5	44.0%
97222	2.6	1.7	52.9%
97267	1.8	1.7	5.9%
ABSORPTION RATE			
97015	62.5%	44.4%	40.6%
97034	25.7%	32.4%	-20.6%
97035	31.4%	45.3%	-30.8%
97045	36.0%	36.4%	-1.2%
97068	28.4%	44.3%	-35.8%
97086	43.4%	28.2%	53.8%
97219	27.8%	39.7%	-29.9%
97222	38.8%	60.0%	-35.2%
97267	56.1%	58.3%	-3.8%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	128	112	14.3%
97034	180	175	2.9%
97035	235	187	25.7%
97045	357	309	15.5%
97068	252	252	0
97086	341	245	39.2%
97219	320	341	-6.2%
97222	192	185	3.8%
97267	165	199	-17.1%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	491.3	519.6	-5.4%
97034	1,486.80	1,516.40	-2.0%
97035	884.9	857.9	3.1%
97045	611.7	612.6	-0.1%
97068	875.3	871.1	0.5%
97086	705.4	688.5	2.5%
97219	694.8	660.6	5.2%
97222	503.8	470	7.2%
97267	548.2	546.4	0.3%

## BY THE NUMBERS

*North Portland – July 2024*

NORTH PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	114	87	31.0%
97217	207	175	18.3%
97227	20	24	-16.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	622.8	606.8	2.6%
97217	602.6	633.3	-4.8%
97227	779.4	849.4	-8.2%
<b>AVERAGE DAYS ON MKT</b>			
97203	30	24	25.0%
97217	51	23	121.7%
97227	55	42	31.0%
<b>SOLD VS. LIST PRICE</b>			
97203	100.6%	99.6%	1.0%
97217	99.8%	100.7%	-0.9%
97227	91.3%	100.8%	-9.4%
<b>MONTHS OF INVENTORY</b>			
97203	2.5	2.1	19.0%
97217	3.8	3.9	-2.6%
97227	5.0	4.0	25.0%
<b>ABSORPTION RATE</b>			
97203	40.35%	48.28%	-16.4%
97217	26.57%	25.71%	3.3%
97227	20.00%	25.00%	-20.0%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	258	249	3.6%
97217	299	297	0.7%
97227	21	27	-22.2%
<b>AVERAGE SALES PRICE</b>			
97203	463.1	480.1	-3.5%
97217	495.5	508.3	-2.5%
97227	625	541.7	15.4%

## BY THE NUMBERS

*Northeast Portland – July 2024*

NORTHEAST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	107	83	28.9%
97212	84	54	55.6%
97213	79	64	23.4%
97218	61	34	79.4%
97232	25	30	-16.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	623.3	743.3	-16.1%
97212	933.2	1,260.6	-26.0%
97213	728.5	604.4	20.5%
97218	560.3	659.2	-15.0%
97232	759.6	771.6	-1.6%
<b>AVERAGE DAYS ON MKT</b>			
97211	30	10	200.0%
97212	21	14	50.0%
97213	21	32	-34.4%
97218	26	35	-25.7%
97232	13	37	-64.9%
<b>SOLD VS. LIST PRICE</b>			
97211	101.0%	101.1%	-0.1%
97212	101.3%	101.4%	0.0%
97213	100.6%	100.2%	0.4%
97218	101.0%	100.8%	0.3%
97232	101.4%	96.5%	5.1%
<b>MONTHS OF INVENTORY</b>			
97211	2.4	2.7	-11.1%
97212	2.7	1.9	42.1%
97213	2.6	1.9	36.8%
97218	5.1	1.5	240.0%
97232	2.8	2.1	33.3%
<b>ABSORPTION RATE</b>			
97211	42.0%	37.3%	12.6%
97212	36.9%	51.8%	-28.8%
97213	37.9%	51.5%	-26.4%
97218	19.6%	64.7%	-69.6%
97232	36.0%	46.6%	-22.9%

## BY THE NUMBERS

*Northeast Portland – July 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97211</b>	216	252	-14.3%
<b>97212</b>	138	154	-10.4%
<b>97213</b>	194	218	-11.0%
<b>97218</b>	90	89	1.1%
<b>97232</b>	59	66	-10.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
<b>97211</b>	602.2	589.9	2.1%
<b>97212</b>	857.1	882.5	-2.9%
<b>97213</b>	580.9	597.3	-2.7%
<b>97218</b>	457.9	487.2	-6.0%
<b>97232</b>	717.7	673.6	6.5%



## BY THE NUMBERS

*Northwest Portland – July 2024*

NORTHWEST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	239	188	27.1%
97210	104	64	62.5%
97229	282	226	24.8%
97231	54	64	-15.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	549.4	632.8	-13.2%
97210	874.8	913.9	-4.3%
97229	978.4	989.5	-1.1%
97231	960.6	1,218.1	-21.1%
<b>AVERAGE DAYS ON MKT</b>			
97209	77	53	45.3%
97210	60	66	-9.1%
97229	34	29	17.2%
97231	151	31	387.1%
<b>SOLD VS. LIST PRICE</b>			
97209	97.6%	97.9%	-0.3%
97210	98.4%	95.7%	2.9%
97229	99.7%	100.6%	-0.9%
97231	98.0%	97.6%	0.4%
<b>MONTHS OF INVENTORY</b>			
97209	9.6	8.5	12.9%
97210	8.7	4.0	117.5%
97229	3.1	3.3	-6.1%
97231	6.0	16.0	-62.5%
<b>ABSORPTION RATE</b>			
97209	10.4%	11.7%	-10.6%
97210	11.5%	25.0%	-53.8%
97229	31.9%	30.0%	6.0%
97231	16.6%	6.2%	166.7%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97209	161	175	-8.0%
97210	95	112	-15.2%
97229	553	476	16.2%
97231	41	40	2.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	501.3	551.8	-9.2%
97210	822.6	808.2	1.8%
97229	827.4	837.7	-1.2%
97231	875.1	623.7	40.3%

## BY THE NUMBERS

*Southeast Portland – July 2024*

SOUTHEAST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	136	99	37.4%
97206	183	128	43.0%
97214	67	39	71.8%
97215	55	36	52.8%
97216	37	60	-38.3%
<b>AVERAGE LIST PRICE</b>			
97202	732.2	808	-9.4%
97206	551.7	583	-5.4%
97214	764.3	1,094.4	-30.2%
97215	884.2	979.1	-9.7%
97216	612.2	567.4	7.9%
<b>AVERAGE DAYS ON MKT</b>			
97202	29	20	45.0%
97206	26	23	13.0%
97214	22	13	69.2%
97215	24	10	140.0%
97216	32	24	33.3%
<b>SOLD VS. LIST PRICE</b>			
97202	101.0%	100.4%	0.6%
97206	100.0%	100.1%	0.0%
97214	100.6%	101.9%	-1.3%
97215	100.3%	100.5%	-0.2%
97216	100.5%	100.4%	0.1%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	2.5	4.0%
97206	2.8	2.2	27.3%
97214	2.0	2.1	-4.8%
97215	2.4	1.5	60.0%
97216	2.6	2.6	0
<b>ABSORPTION RATE</b>			
97202	38.9%	39.3%	-1.1%
97206	35.5%	44.5%	-20.2%
97214	49.2%	48.7%	1.1%
97215	41.8%	66.6%	-37.3%
97216	37.8%	38.3%	-1.3%

## BY THE NUMBERS

*Southeast Portland – July 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	277	290	-4.50%
<b>97206</b>	423	385	9.90%
<b>97214</b>	119	134	-11.20%
<b>97215</b>	121	138	-12.30%
<b>97216</b>	92	136	-32.40%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	690.6	700.9	-1.50%
<b>97206</b>	488.2	498.5	-2.10%
<b>97214</b>	691.3	692.6	-0.20%
<b>97215</b>	708.3	687.4	3.00%
<b>97216</b>	396.7	405.3	-2.10%

## BY THE NUMBERS

Southwest Portland – July 2024

SOUTHWEST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	168	145	15.9%
97205	68	51	33.3%
97219	183	146	25.3%
97221	69	60	15.0%
97225	58	46	26.1%
97239	125	99	26.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	863.0	834.6	3.4%
97205	1,204.2	1,272.6	-5.4%
97219	1,019.8	878.1	16.1%
97221	1,099.5	1,314.7	-16.4%
97225	909.2	1,017.2	-10.6%
97239	784.4	803.6	-2.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	50	53	-5.7%
97205	29	40	-27.5%
97219	21	17	23.5%
97221	44	25	76.0%
97225	25	12	108.3%
97239	59	27	118.5%
<b>SOLD VS. LIST PRICE</b>			
97201	92.5%	97.9%	-5.5%
97205	100.0%	98.1%	1.9%
97219	99.2%	100.5%	-1.3%
97221	95.8%	98.0%	-2.3%
97225	99.7%	98.9%	0.8%
97239	97.9%	96.9%	1.1%
<b>MONTHS OF INVENTORY</b>			
97201	8.0	5.6	42.9%
97205	68.0	51	33.3%
97219	3.6	2.5	44.0%
97221	3.6	4.0	-10.0%
97225	1.9	1.5	26.7%
97239	4.2	4.3	-2.3%
<b>ABSORPTION RATE</b>			
97201	12.5%	17.9%	-30.3%
97205	1.4%	1.9%	-25.0%
97219	27.8%	39.7%	-29.9%
97221	27.5%	25.0%	10.2%
97225	53.4%	65.2%	-18.0%
97239	24.0%	23.2%	3.3%

## BY THE NUMBERS

*Southwest Portland – July 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97201	121	126	-4.0%
97205	41	44	-6.8%
97219	320	341	-6.2%
97221	84	95	-11.6%
97225	163	155	5.2%
97239	140	151	-7.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	696.3	602.4	15.6%
97205	631.2	532.8	18.5%
97219	694.8	660.6	5.2%
97221	1,004.7	963.6	4.3%
97225	791.2	851.2	-7.0%
97239	639.2	684.8	-6.7%

## BY THE NUMBERS

Beaverton/Hillsboro – July 2024

	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	39	30	30.0%
97006	90	54	66.7%
97007	193	133	45.1%
97008	49	28	75.0%
97123	191	109	75.2%
97124	90	58	55.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	515.2	545.8	-5.6%
97006	449.6	534.9	-15.9%
97007	759.9	845.5	-10.1%
97008	592.0	724.9	-18.3%
97123	696.9	715.4	-2.6%
97124	823.6	935.7	-12.0%
<b>AVERAGE DAYS ON MKT</b>			
97005	28	12	133.3%
97006	26	15	73.3%
97007	42	33	27.3%
97008	17	11	54.5%
97123	58	28	107.1%
97124	21	27	-22.2%
<b>SOLD VS. LIST PRICE</b>			
97005	99.4%	102.9%	-3.4%
97006	100.5%	99.7%	0.9%
97007	101.3%	99.9%	1.4%
97008	99.8%	102.0%	-2.2%
97123	99.4%	94.4%	5.3%
97124	99.7%	100.4%	-0.8%
<b>MONTHS OF INVENTORY</b>			
97005	3.3	1.3	153.8%
97006	2.6	1.6	62.5%
97007	3.3	2.8	17.9%
97008	2	0.9	122.2%
97123	3.8	1.7	123.5%
97124	2.1	1.5	40.0%
<b>ABSORPTION RATE</b>			
97005	30.7%	76.6%	-59.9%
97006	38.8%	62.9%	-38.2%
97007	30.0%	36.0%	-16.7%
97008	51.0%	107.1%	-52.4%
97123	26.1%	58.7%	-55.4%
97124	46.6%	67.2%	-30.6%

## BY THE NUMBERS

Beaverton/Hillsboro – July 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 – July 2024

SOUTHWEST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	76	59	28.8%
97140	114	76	50.0%
97223	112	78	43.6%
97224	214	157	36.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	894.6	1,155.4	-22.6%
97140	933.1	1,097.2	-15.0%
97223	749.4	744.4	0.7%
97224	686.9	645.4	6.4%
<b>AVERAGE DAYS ON MKT</b>			
97062	35	12	191.7%
97140	32	42	-23.8%
97223	29	13	123.1%
97224	32	42	-23.8%
<b>SOLD VS. LIST PRICE</b>			
97062	99.8%	100.1%	-0.3%
97140	103.5%	98.4%	5.1%
97223	100.7%	100.0%	0.7%
97224	99.5%	100.1%	-0.6%
<b>MONTHS OF INVENTORY</b>			
97062	3.5	3.0	16.7%
97140	2.6	2.7	-3.7%
97223	2.4	2.0	20.0%
97224	4.1	2.2	86.4%
<b>ABSORPTION RATE</b>			
97062	28.9%	33.9%	-14.6%
97140	38.6%	36.8%	4.8%
97223	41.0%	50.0%	-17.9%
97224	24.3%	44.5%	-45.5%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97062	186	125	48.8%
97140	245	202	21.3%
97223	287	254	13.0%
97224	394	367	7.4%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	706.3	686.4	2.9%
97140	750.9	790.3	-5.0%
97223	631.8	626.5	0.8%
97224	570.9	583.2	-2.1%



# BY THE NUMBERS

Portland Condos – July 2024

## Condos by Area

CONDOS BY AREA	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	45	50	-10.0%
North	44	38	15.8%
Northeast	107	88	21.6%
Southeast	129	144	-10.4%
West/Raleigh Hills	180	206	-12.6%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	261.3	261.2	0.0%
North	324.5	342.9	-5.4%
Northeast	321.1	358.2	-10.4%
Southeast	352.8	342.7	2.9%
West/Raleigh Hills	369.7	375.2	-1.5%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	52	20	160.0%
North	33	24	37.5%
Northeast	69	47	46.8%
Southeast	39	38	2.6%
West/Raleigh Hills	49	37	32.4%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	99.3%	99.9%	-0.6%
North	100.0%	99.7%	0.3%
Northeast	99.3%	99.2%	0.1%
Southeast	99.3%	99.2%	0.1%
West/Raleigh Hills	99.0%	99.8%	-0.8%
<b>MONTHS OF INVENTORY</b>			
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%
<b>ABSORPTION RATE</b>			
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%

# BY THE NUMBERS

Portland Condos – July 2024

## Condos by Zip Code

CONDOS BY ZIP	June 2024	June 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	109	90	21.1%
97205	53	43	23.3%
97209	238	185	28.6%
97210	44	26	69.2%
97214	15	2	650.0%
97229	20	12	66.7%
97232	12	10	20.0%
97239	34	41	-17.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	548.0	523.7	4.6%
97205	1,253.2	1,297.0	-3.4%
97209	547.2	623.4	-12.2%
97210	497.9	640.8	-22.3%
97214	410.8	537.0	-23.5%
97229	395.7	459.4	-13.9%
97232	349.2	335.8	4.0%
97239	593.0	589.1	0.7%
<b>AVERAGE DAYS ON MKT</b>			
97201	49	56	-12.5%
97205	29	40	-27.5%
97209	81	53	52.8%
97210	86	44	95.5%
97214	45	13	246.2%
97229	44	21	109.5%
97232	6	64	-90.6%
97239	77	36	113.9%
<b>SOLD VS. LIST PRICE</b>			
97201	98.4%	96.5%	2.0%
97205	100.0%	98.1%	1.9%
97209	97.4%	97.9%	-0.6%
97210	96.5%	95.6%	1.0%
97214	100.4%	100.8%	-0.4%
97229	98.5%	100.1%	-1.6%
97232	98.3%	98.5%	-0.3%
97239	96.9%	94.6%	2.4%

## BY THE NUMBERS

*Portland Condos – July 2024*

MONTHS OF INVENTORY			
97201	7.8	6.4	21.9%
97205	53	43.0	23.3%
97209	10.3	8.4	22.6%
97210	5.5	5.2	5.8%
97229	2.1	0.7	200.0%
97214	3.3	6.0	-45.0%
97232	6.0	2.0	200.0%
97239	2.4	3.7	-35.1%
ABSORPTION RATE			
97201	12.8%	15.5%	-17.5%
97205	1.8%	2.3%	-18.9%
97209	9.6%	11.8%	-18.8%
97210	18.1%	19.2%	-5.5%
97229	46.6%	150.0%	-68.9%
97214	30.0%	16.6%	80.0%
97232	16.6%	50.0%	-66.7%
97239	41.1%	26.8%	53.5%