

BY THE NUMBERS

Portland Condos – July 2024

Condos by Area

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

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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%