

BY THE NUMBERS

Portland Condos – August 2024

Condos by Area

CONDOS BY AREA	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	19	8	137.5%
North	98	84	16.7%
Northeast	127	45	182.2%
Southeast	110	77	42.9%
West/Raleigh Hills	523	388	34.8%
AVERAGE LIST PRICE (\$,000)			
NW Washington Co/Sauvie Island	334.5	373.7	-10.5%
North	359.7	355.3	1.2%
Northeast	333.8	346.7	-3.7%
Southeast	362.5	376.3	-3.7%
West/Raleigh Hills	571.2	640.1	-10.8%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	48	22	118.2%
North	58	40	45.0%
Northeast	48	45	6.7%
Southeast	74	49	51.0%
West/Raleigh Hills	70	51	37.3%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	92.5%	99.3%	-6.8%
North	100.6%	98.8%	1.8%
Northeast	99.4%	101.3%	-1.9%
Southeast	99.7%	99.6%	0.1%
West/Raleigh Hills	97.9%	97.6%	0.3%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	6.3	0.7	800.0%
North	4.1	7.0	-41.4%
Northeast	9.1	2.1	333.3%
Southeast	3.4	1.9	78.9%
West/Raleigh Hills	9.3	5.2	78.8%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	15.7%	150.0%	-89.5%
North	24.4%	14.2%	71.4%
Northeast	11.0%	46.6%	-76.4%
Southeast	29.0%	51.9%	-44.0%
West/Raleigh Hills	10.7%	19.3%	-44.6%

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Condos by Zip Code

CONDOS BY ZIP	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
97201	107	79	35.4%
97205	55	36	52.8%
97209	231	180	28.3%
97210	44	22	100.0%
97214	14	3	366.7%
97229	26	18	44.4%
97232	10	9	11.1%
97239	38	43	-11.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	536.3	573.3	-6.5%
97205	1,026.8	1,372.0	-25.2%
97209	528.1	568	-7.0%
97210	510.4	664	-23.1%
97214	388.4	426.6	-9.0%
97229	383.8	387.8	-1.0%
97232	363.3	328.5	10.6%
97239	563.7	592.5	-4.9%
AVERAGE DAYS ON MKT			
97201	97	59	64.4%
97205	173	175	-1.1%
97209	89	59	50.8%
97210	73	9	711.1%
97214	57	20	185.0%
97229	53	25	112.0%
97232	48	33	45.5%
97239	18	53	-66.0%
SOLD VS. LIST PRICE			
97201	97.5%	97.9%	-0.4%
97205	103.3%	96.6%	7.0%
97209	96.4%	95.9%	0.6%
97210	99.4%	99.7%	-0.3%
97214	99.7%	100.8%	-1.1%
97229	98.3%	99.2%	-0.9%
97232	100.0%	102.2%	-2.2%
97239	97.0%	97.9%	-0.9%

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MONTHS OF INVENTORY			
97201	21.4	5.3	303.8%
97205	55.0	9.0	511.1%
97209	12.8	10.0	28.0%
97210	8.8	5.5	60.0%
97229	3.5	3.0	16.7%
97214	4.3	1.1	290.9%
97232	3.3	3.0	10.0%
97239	5.4	3.3	63.6%
ABSORPTION RATE			
97201	4.6%	18.9%	-75.4%
97205	1.8%	11.1%	-83.6%
97209	7.7%	10.0%	-22.1%
97210	11.3%	18.1%	-37.5%
97229	28.5%	33.3%	-14.3%
97214	23.0%	94.4%	-75.6%
97232	30.0%	33.3%	-10.0%
97239	18.4%	30.2%	-39.1%