

BY THE NUMBERS

Portland Condos – October 2024

Condos by Area

CONDOS BY AREA	Oct 2024	Oct 2023	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co./Sauvie Island	20	9	122.0%
North	97	65	49.2%
Northeast	114	66	72.7%
Southeast	121	81	49.4%
West/Raleigh Hills	486	407	19.4%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	317.6	306.1	3.8%
North	353.2	353.9	-0.2%
Northeast	325.0	371.6	-12.5%
Southeast	362.9	396.7	-8.5%
West/Raleigh Hills	552.9	623.6	-11.3%
AVERAGE DAYS ON MKT			
NW Washington Co/Sauvie Island	52	21	147.6%
North	89	49	81.6%
Northeast	53	40	32.5%
Southeast	82	47	74.5%
West/Raleigh Hills	89	72	23.6%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	97.9%	99.6%	-1.8%
North	100.0%	99.3%	0.7%
Northeast	99.3%	101.6%	-2.3%
Southeast	99.3%	100.4%	-1.2%
West/Raleigh Hills	98.1%	97.3%	0.8%
MONTHS OF INVENTORY			
NW Washington Co/Sauvie Island	2.9	2.3	26.1%
North	6.1	3.3	84.8%
Northeast	5.4	6.0	-10.0%
Southeast	3.8	3.0	26.7%
West/Raleigh Hills	7.8	7.5	4.0%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	35.0%	44.4%	-21.2%
North	16.4%	30.7%	-46.4%
Northeast	18.4%	16.6%	10.5%
Southeast	26.4%	33.3%	-20.6%
West/Raleigh Hills	12.7%	13.2%	-3.8%

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Condos by Zip Code

CONDOS BY ZIP	Sept 2024	Sept 2023	% CHANGE
AVAILABLE INVENTORY			
97201	99	84	17.9%
97205	46	34	35.3%
97209	215	187	15.0%
97210	41	31	32.3%
97214	15	10	50.0%
97229	28	21	33.3%
97232	10	13	-23.1%
97239	40	31	29.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	519.5	542.2	-4.2%
97205	882.6	1,268.5	-30.4%
97209	534.4	606.9	-11.9%
97210	580.3	594.7	-2.4%
97214	395.5	452.2	-12.5%
97229	384.1	389.7	-1.4%
97232	317.0	350.9	-9.7%
97239	511.9	525.7	-2.6%
AVERAGE DAYS ON MKT			
97201	142	75	89.3%
97205	75	105	-28.6%
97209	114	102	11.8%
97210	45	32	40.6%
97214	47	20	135.0%
97229	52	25	108.0%
97232	49	78	-37.2%
97239	86	43	100.0%
SOLD VS. LIST PRICE			
97201	96.2%	97.4%	-1.2%
97205	98.5%	95.6%	3.1%
97209	97.3%	96.7%	0.6%
97210	99.6%	98.7%	0.9%
97214	100.0%	103.2%	-3.0%
97229	97.9%	99.8%	-1.9%
97232	97.8%	96.7%	1.1%
97239	97.1%	97.5%	-0.4%

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MONTHS OF INVENTORY			
97201	24.8	8.4	195.2%
97205	23.0	8.5	170.6%
97209	8.0	9.8	-18.4%
97210	5.1	5.2	-1.9%
97229	5.0	10.0	-50.0%
97214	4.0	3.5	14.3%
97232	3.3	6.5	-49.2%
97239	5.0	3.1	61.3%
ABSORPTION RATE			
97201	4.0%	11.9%	-66.1%
97205	4.3%	11.7%	-63.0%
97209	12.5%	10.1%	23.6%
97210	19.5%	19.3%	0.8%
97229	20.0%	10.0%	100.0%
97214	25.0%	28.5%	-12.5%
97232	30.0%	15.3%	95.1%
97239	20.0%	32.2%	-38.0%