



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

JANUARY 2025

BY THE NUMBERS

Neighborhood Snapshot – January 2025

NEIGHBORHOOD SNAPSHOT	Jan 2025	Jan 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	527.2	487.6	8.1%
NW Washington Co	711.6	672.0	5.9%
Portland North	510.4	442.6	15.3%
Portland Northeast	543.2	512.7	5.9%
Portland Southeast	514.4	453.5	13.4%
Portland West	742.6	656.3	13.1%
Beaverton/Aloha	522.9	553.1	-5.5%
Hillsboro/Forest Grove	564.3	581.1	-2.9%
Tigard/Tualatin/Sherwood/Wilsonville	658.0	651.3	1.0%
Lake Oswego/West Linn	986.7	951.0	3.8%
Milwaukie /Happy Valley/Clackamas/Damascus	622.9	567.2	9.8%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	305	253	20.6%
NW Washington Co	241	180	33.9%
Portland North	249	210	18.6%
Portland Northeast	375	281	33.5%
Portland Southeast	516	423	22.0%
Portland West	824	674	22.3%
Beaverton/Aloha	348	232	50.0%
Hillsboro/Forest Grove	392	293	33.8%
Tigard/Tualatin/Sherwood/Wilsonville	452	380	18.9%
Lake Oswego/West Linn	257	193	33.2%
Milwaukie /Happy Valley/Clackamas/Damascus	448	404	10.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	603.0	632.2	-4.6%
NW Washington Co	784.8	924.0	-15.1%
Portland North	579.3	633.4	-8.5%
Portland Northeast	568.7	709.4	-19.8%
Portland Southeast	613.7	645.4	-4.9%
Portland West	812.6	876.6	-7.3%
Beaverton/Aloha	657.7	702.0	-6.3%
Hillsboro/Forest Grove	662.1	821.8	-19.4%
Tigard/Tualatin/Sherwood/Wilsonville	770.4	803.8	-4.2%
Lake Oswego/West Linn	1,644.0	1,547.7	6.2%
Milwaukie /Happy Valley/Clackamas/Damascus	745.1	840.8	-11.4%

BY THE NUMBERS

Neighborhood Snapshot – January 2025

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	86	59	45.8%
NW Washington Co	68	51	33.3%
Portland North	81	47	72.3%
Portland Northeast	67	47	42.6%
Portland Southeast	67	50	34.0%
Portland West	83	60	38.3%
Beaverton/Aloha	74	56	32.1%
Hillsboro/Forest Grove	82	55	49.1%
Tigard/Tualatin/Sherwood/Wilsonville	80	65	23.1%
Lake Oswego/West Linn	64	53	20.8%
Milwaukie /Happy Valley/Clackamas/Damascus	70	50	40.0%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.8%	98.9%	0.9%
NW Washington Co	99.0%	97.7%	1.4%
Portland North	99.1%	100.9%	-1.8%
Portland Northeast	97.7%	98.8%	-1.1%
Portland Southeast	99.9%	99.2%	0.7%
Portland West	97.2%	95.6%	1.7%
Beaverton/Aloha	99.0%	98.9%	0.1%
Hillsboro/Forest Grove	97.9%	98.4%	-0.5%
Tigard/Tualatin/Sherwood/Wilsonville	100.0%	98.3%	1.7%
Lake Oswego/West Linn	97.7%	97.2%	0.6%
Milwaukie /Happy Valley/Clackamas/Damascus	97.7%	98.8%	-1.2%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.5	2.6	34.6%
NW Washington Co	3.4	2.3	47.8%
Portland North	3.7	4.2	-11.9%
Portland Northeast	3.3	2.2	50.0%
Portland Southeast	3.3	3.3	0
Portland West	6.4	5.7	12.3%
Beaverton/Aloha	3.2	2.4	33.3%
Hillsboro/Forest Grove	3.9	3.2	21.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.8	3.7	2.7%
Lake Oswego/West Linn	4.4	3.9	12.8%
Milwaukie /Happy Valley/Clackamas/Damascus	4.6	3.5	31.4%

BY THE NUMBERS

Neighborhood Snapshot – January 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	28.85%	37.94%	-24.0%
NW Washington Co	29.05%	42.78%	-32.1%
Portland North	27.31%	23.81%	14.7%
Portland Northeast	30.67%	45.91%	-33.2%
Portland Southeast	30.04%	30.50%	-1.5%
Portland West	15.53%	17.51%	-11.3%
Beaverton/Aloha	31.61%	42.24%	-25.2%
Hillsboro/Forest Grove	25.51%	31.74%	-19.6%
Tigard/Tualatin/Sherwood/Wilsonville	26.33%	27.37%	-3.8%
Lake Oswego/West Linn	22.96%	25.91%	-11.4%
Milwaukie /Happy Valley/Clackamas/Damascus	21.88%	28.47%	-23.1%

BY THE NUMBERS

Clackamas County – January 2025

CLACKAMAS COUNTY	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97015	46	28	64.3%
97034	95	67	41.8%
97035	88	54	63.0%
97045	123	102	20.6%
97068	84	80	5.0%
97086	130	126	3.2%
97219	117	91	28.6%
97222	52	47	10.6%
97267	57	35	62.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	488.3	441.9	10.5%
97034	2,296.0	2,093.5	9.7%
97035	1,086.6	1,359.3	-20.1%
97045	827.4	1,442.5	-42.6%
97068	1,360.3	1,132.0	20.2%
97086	963.8	950.6	1.4%
97219	917.7	904.3	1.5%
97222	606.9	468.4	29.6%
97267	605.7	600.9	0.8%
AVERAGE DAYS ON MKT			
97015	58	61	-4.9%
97034	78	39	100.0%
97035	47	33	42.4%
97045	64	64	0
97068	69	73	-5.5%
97086	73	37	97.3%
97219	63	45	40.0%
97222	36	51	-29.4%
97267	78	63	23.8%
SOLD VS. LIST PRICE			
97015	99.2%	98.9%	0.3%
97034	98.2%	98.6%	-0.4%
97035	98.7%	98.9%	-0.2%
97045	98.8%	98.2%	0.6%
97068	96.0%	95.0%	1.1%
97086	97.2%	100.0%	-2.7%
97219	97.9%	97.4%	0.5%
97222	98.6%	99.5%	-1.0%
97267	96.0%	96.0%	0.0%

BY THE NUMBERS

Clackamas County – January 2025

MONTHS OF IVENTORY			
97015	4.6	2.0	130.0%
97034	4.8	5.2	-7.7%
97035	3.7	4.5	-17.8%
97045	3.2	2.6	23.1%
97068	4.9	3.3	48.5%
97086	4.5	3.3	36.4%
97219	3.3	3.6	-8.3%
97222	3.5	3.9	-10.3%
97267	2.6	3.2	-18.8%
ABSORPTION RATE			
97015	21.7%	50.0%	-56.5%
97034	21.0%	19.4%	8.5%
97035	27.2%	22.2%	22.7%
97045	30.8%	39.2%	-21.2%
97068	20.2%	30.0%	-32.5%
97086	22.3%	30.1%	-26.0%
97219	29.9%	27.4%	8.9%
97222	28.8%	25.5%	13.0%
97267	38.6%	31.4%	22.8%

BY THE NUMBERS

Clackamas County – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97015	10	14	-28.6%
97034	20	13	53.8%
97035	24	12	100.0%
97045	38	40	-5.0%
97068	17	24	-29.2%
97086	29	38	-23.7%
97219	35	25	40.0%
97222	15	12	25.0%
97267	22	11	100.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	595.2	507	17.4%
97034	1,355.0	1,619.4	-16.3%
97035	706.4	569.3	24.1%
97045	652.6	535.1	22.0%
97068	884.3	796.8	11.0%
97086	764.5	601.4	27.1%
97219	587.4	735.2	-20.1%
97222	568.7	455.8	24.80%
97267	494.7	619.1	-20.10%

BY THE NUMBERS

North Portland – January 2025

NORTH PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97203	86	73	17.8%
97217	146	124	17.7%
97227	16	12	33.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	521.9	574.5	-9.2%
97217	608.4	656.0	-7.3%
97227	617.9	767.4	-19.5%
AVERAGE DAYS ON MKT			
97203	87	47	85.1%
97217	73	33	121.2%
97227	107	120	-10.8%
SOLD VS. LIST PRICE			
97203	99.3%	102.3%	-2.9%
97217	99.2%	100.9%	-1.6%
97227	98.0%	93.3%	5.1%
MONTHS OF INVENTORY			
97203	3.3	2.5	32.0%
97217	4.1	6.9	-40.6%
97227	2.7	4.0	-32.5%
ABSORPTION RATE			
97203	30.2%	39.7%	-23.9%
97217	24.6%	14.5%	69.8%
97227	37.5%	25.0%	50.0%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97203	26	29	-10.3%
97217	36	18	100.0%
97227	6	3	100.0%
AVERAGE SALES PRICE			
97203	446.4	432.2	3.3%
97217	509.4	418.0	21.9%
97227	793.9	691.7	14.8%

BY THE NUMBERS

Northeast Portland – January 2025

NORTHEAST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97211	76	68	11.8%
97212	39	30	30.0%
97213	55	43	27.9%
97218	33	20	65.0%
97232	23	20	15.0%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	554.3	654.1	-15.3%
97212	847.0	1,113.20	-23.9%
97213	697.3	648.9	7.5%
97218	541.6	532.9	1.6%
97232	779.7	785.6	-0.8%
AVERAGE DAYS ON MKT			
97211	53	29	82.8%
97212	61	73	-16.4%
97213	59	31	90.3%
97218	108	85	27.1%
97232	86	59	45.8%
SOLD VS. LIST PRICE			
97211	100.0%	100.5%	-0.5%
97212	92.4%	95.6%	-3.3%
97213	96.7%	101.5%	-4.7%
97218	98.1%	97.4%	0.6%
97232	99.7%	99.0%	0.6%
MONTHS OF INVENTORY			
97211	3.8	3.2	18.8%
97212	3.0	2.0	50.0%
97213	2.3	2.4	-4.2%
97218	2.8	1.4	100.0%
97232	2.9	1.8	61.1%
ABSORPTION RATE			
97211	26.3%	30.8%	-14.8%
97212	33.3%	50.0%	-33.3%
97213	43.6%	41.8%	4.3%
97218	36.3%	70.0%	-48.1%
97232	34.7%	55.0%	-36.8%

BY THE NUMBERS

Northeast Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97211	20	21	-4.8%
97212	13	15	-13.3%
97213	24	18	33.3%
97218	12	14	-14.3%
97232	8	11	-27.3%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	510.8	524.1	-2.5%
97212	618.8	784.9	-21.2%
97213	661.9	522.4	26.7%
97218	382.4	394.1	-3.0%
97232	851.9	638.8	33.4%

BY THE NUMBERS

Northwest Portland – January 2025

NORTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97209	157	138	13.8%
97210	77	63	22.2%
97229	222	155	43.2%
97231	41	48	-14.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	537.9	648.3	-17.0%
97210	809.1	742.9	8.9%
97229	821.1	1,017.2	-19.3%
97231	886.9	992.9	-10.7%
AVERAGE DAYS ON MKT			
97209	156	73	113.7%
97210	74	40	85.0%
97229	65	57	14.0%
97231	98	120	-18.3%
SOLD VS. LIST PRICE			
97209	97.6%	94.4%	3.4%
97210	95.1%	98.9%	-3.8%
97229	99.1%	98.1%	1.1%
97231	98.7%	82.1%	20.2%
MONTHS OF INVENTORY			
97209	10.5	8.1	29.6%
97210	8.6	5.3	62.3%
97229	3.9	2.6	50.0%
97231	5.1	24.0	-78.8%
ABSORPTION RATE			
97209	9.5%	12.3%	-22.5%
97210	11.6%	19.0%	-38.6%
97229	25.6%	38.0%	-32.5%
97231	19.5%	4.1%	367.9%

BY THE NUMBERS

Northwest Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97209	15	17	-11.8%
97210	9	12	-25.0%
97229	57	59	-3.4%
97231	8	2	300.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	414.9	405.5	2.3%
97210	736.4	611.3	20.5%
97229	761.1	735.2	3.5%
97231	569.5	468.5	21.6%

BY THE NUMBERS

Southeast Portland – January 2025

SOUTHEAST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97202	80	73	9.6%
97206	105	113	-7.1%
97214	59	27	118.5%
97215	27	19	42.1%
97216	42	26	61.5%
AVERAGE LIST PRICE			
97202	757.7	771.5	-1.8%
97206	566.2	694.2	-18.4%
97214	766.2	900.4	-14.9%
97215	1,065.4	1,208.4	-11.8%
97216	433.4	637.5	-32.0%
AVERAGE DAYS ON MKT			
97202	94	62	51.6%
97206	69	37	86.5%
97214	59	59	0
97215	61	58	5.2%
97216	67	67	0
SOLD VS. LIST PRICE			
97202	100.6%	100.2%	0.4%
97206	100.3%	98.9%	1.4%
97214	100.4%	97.0%	3.5%
97215	99.3%	102.5%	-3.2%
97216	101.6%	99.1%	2.6%
MONTHS OF INVENTORY			
97202	3.5	3.3	6.1%
97206	3.1	2.9	6.9%
97214	6.6	3.0	120.0%
97215	1.4	2.7	-48.1%
97216	3.0	1.9	57.9%
ABSORPTION RATE			
97202	28.7%	30.1%	-4.6%
97206	32.3%	34.5%	-6.2%
97214	15.2%	33.3%	-54.2%
97215	70.3%	36.8%	91.0%
97216	33.3%	53.8%	-38.1%

BY THE NUMBERS

Southeast Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97202	9	13	-30.8%
97206	3	14	-78.6%
97214	35	25	40.0%
97215	10	6	66.7%
97216	19	15	26.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	1,145.9	790.3	45.0%
97206	1,713.3	649.5	163.8%
97214	587.4	735.2	-20.1%
97215	1,094.4	1,072.5	2.0%
97216	799.6	534.7	49.5%

BY THE NUMBERS

Southwest Portland – January 2025

SOUTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97201	124	105	18.1%
97205	44	39	12.8%
97219	117	91	28.6%
97221	50	33	51.5%
97225	57	27	111.1%
97239	97	82	18.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	778.9	961.9	-19.0%
97205	978.7	1,178.1	-16.9%
97219	917.7	904.3	1.5%
97221	1,385.8	1,096.7	26.4%
97225	801.6	843.5	-5.0%
97239	730.7	697.1	4.8%
AVERAGE DAYS ON MKT			
97201	87	128	-32.0%
97205	125	55	127.3%
97219	63	45	40.0%
97221	91	67	35.8%
97225	39	44	-11.4%
97239	103	20	415.0%
SOLD VS. LIST PRICE			
97201	96.1%	90.0%	6.7%
97205	97.9%	93.6%	4.5%
97219	97.9%	97.4%	0.5%
97221	97.2%	93.9%	3.5%
97225	97.6%	96.6%	1.1%
97239	95.5%	98.4%	-3.0%
MONTHS OF INVENTORY			
97201	13.8	8.1	70.4%
97205	14.7	2.8	425.0%
97219	3.3	3.6	-8.3%
97221	5.0	5.5	-9.1%
97225	3.0	1.8	66.7%
97239	7.5	13.7	-45.3%
ABSORPTION RATE			
97201	7.2%	12.3%	-41.4%
97205	6.8%	35.9%	-81.0%
97219	29.9%	27.4%	8.9%
97221	20.0%	18.1%	10.0%
97225	33.3%	55.5%	-40.0%
97239	13.4%	7.3%	83.1%

BY THE NUMBERS

Southwest Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97201	9	13	-30.8%
97205	3	14	-78.6%
97219	35	25	40.0%
97221	10	6	66.7%
97225	19	15	26.7%
97239	13	6	116.7%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	1,145.9	790.3	45.0%
97205	1,713.3	649.5	163.8%
97219	587.4	735.2	-20.1%
97221	1,094.4	1,072.5	2.0%
97225	799.6	534.7	49.5%
97239	747.0	567.3	31.7%

BY THE NUMBERS

Beaverton/Hillsboro – December 2024

Year Over Year	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97005	36	24	50.0%
97006	78	40	95.0%
97007	159	100	59.0%
97008	26	18	44.4%
97123	154	138	11.6%
97124	74	51	45.1%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	470.6	566.9	-17.0%
97006	428.3	457.0	-6.3%
97007	811.1	894.0	-9.3%
97008	585.8	546.3	7.2%
97123	678.9	803.2	-15.5%
97124	840.7	1,203.0	-30.1%
AVERAGE DAYS ON MKT			
97005	68	50	36.0%
97006	63	39	61.5%
97007	91	68	33.8%
97008	60	39	53.8%
97123	96	41	134.1%
97124	82	45	82.2%
SOLD VS. LIST PRICE			
97005	98.7%	97.1%	1.6%
97006	99.5%	97.8%	1.8%
97007	99.3%	98.9%	0.5%
97008	100.6%	101.3%	-0.7%
97123	97.5%	99.3%	-1.8%
97124	98.2%	97.2%	1.0%
MONTHS OF INVENTORY			
97005	2.6	2.4	8.3%
97006	4.9	2.1	133.3%
97007	4.1	2.2	86.4%
97008	3.3	1.5	120.0%
97123	3.7	3.0	23.3%
97124	2.6	2.1	23.8%

BY THE NUMBERS

Beaverton/Hillsboro – December 2024

ABSORPTION RATE			
97005	38.8%	41.6%	-6.7%
97006	20.5%	47.5%	-56.8%
97007	24.5%	45.0%	-45.5%
97008	30.7%	66.6%	-53.8%
97123	27.2%	33.3%	-18.2%
97124	37.8%	47.0%	-19.6%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97005	185	169	9.5%
97006	375	366	2.5%
97007	727	587	23.9%
97008	261	289	-9.7%
97123	741	716	3.5%
97124	423	384	10.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97005	503.5	474.4	6.1%
97006	494.0	485.3	1.8%
97007	629.8	611.3	3.0%
97008	525.4	538.6	-2.5%
97123	565.9	584.2	-3.1%
97124	614.0	577.4	6.3%

BY THE NUMBERS

Tigard/Tualatin Portland – January 2025

SOUTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97062	52	61	-14.8%
97140	94	76	23.7%
97223	72	45	60.0%
97224	194	142	36.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	692.6	1,040.7	-33.4%
97140	1,048.4	936.7	11.9%
97223	746.8	808.4	-7.6%
97224	651.3	628.2	3.7%
AVERAGE DAYS ON MKT			
97062	74	75	-1.3%
97140	89	55	61.8%
97223	62	44	40.9%
97224	87	85	2.4%
SOLD VS. LIST PRICE			
97062	98.2%	98.5%	-0.3%
97140	98.3%	97.7%	0.7%
97223	97.4%	98.0%	-0.6%
97224	105.6%	98.8%	6.9%
MONTHS OF INVENTORY			
97062	2.5	4.7	-46.8%
97140	4.7	3.6	30.6%
97223	3.3	2.3	43.5%
97224	5.2	3.7	40.5%
ABSORPTION RATE			
97062	40.3%	21.3%	89.5%
97140	21.2%	27.6%	-23.0%
97223	30.5%	44.4%	-31.2%
97224	19.0%	26.7%	-28.7%

BY THE NUMBERS

Tigard/Tualatin Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97062	21	13	61.5%
97140	20	21	-4.8%
97223	22	20	10.0%
97224	37	38	-2.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	629.8	627.4	0.4%
97140	772.1	812.4	-5.0%
97223	654.5	621.7	5.3%
97224	587.2	619.8	-5.3%

BY THE NUMBERS

Portland Condos – January 2025

Condos by Area

CONDOS BY AREA	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	23	4	475.0%
North	94	66	42.4%
Northeast	108	48	125.0%
Southeast	99	67	47.8%
West	383	328	16.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	315.4	355.4	-11.3%
North	349.5	339.5	2.9%
Northeast	293.7	366.2	-19.8%
Southeast	333.2	377.1	-11.6%
West	554.0	651.1	-14.9%
AVERAGE DAYS ON MKT			
NW Washington Co	50	49	2.0%
North	128	63	103.2%
Northeast	100	43	132.6%
Southeast	114	67	70.1%
West	130	66	97.0%
SOLD VS. LIST PRICE			
NW Washington Co	99.3%	98.1%	1.2%
North	98.4%	99.2%	-0.8%
Northeast	98.9%	99.9%	-1.0%
Southeast	100.5%	99.3%	1.2%
West	97.3%	94.8%	2.7%
MONTHS OF INVENTORY			
NW Washington Co	4.6	0.8	475.0%
North	7.8	7.3	6.8%
Northeast	7.2	3.4	111.8%
Southeast	5.0	5.2	-3.8%
West	10.9	6.1	78.7%
ABSORPTION RATE			
NW Washington Co	21.7%	125.0%	-82.6%
North	12.7%	13.6%	-6.4%
Northeast	13.8%	29.1%	-52.4%
Southeast	20.2%	19.4%	4.1%
West	9.1%	16.4%	-44.5%

BY THE NUMBERS

Portland Condos – January 2025

Condos by Zip Code

CONDOS BY ZIP	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97201	76	67	13.4%
97205	37	28	32.1%
97209	155	136	14.0%
97210	37	34	8.8%
97214	14	8	75.0%
97229	32	10	220.0%
97232	13	7	85.7%
97239	38	28	35.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	512.7	601.8	-14.8%
97205	978.7	1,261.8	-22.4%
97209	536.5	641.7	-16.4%
97210	544.9	616.1	-11.6%
97214	359.4	413.7	-13.1%
97229	363.2	410.4	-11.5%
97232	294.1	315.8	-6.9%
97239	514.8	542.1	-5.0%
AVERAGE DAYS ON MKT			
97201	91	171	-46.8%
97205	132	58	127.6%
97209	156	71	119.7%
97210	71	44	61.4%
97214	193	0	NA
97229	72	54	33.3%
97232	216	75	188.0%
97239	145	8	1712.5%
SOLD VS. LIST PRICE			
97201	96.8%	87.0%	11.3%
97205	99.4%	92.0%	8.1%
97209	97.6%	95.8%	1.9%
97210	97.9%	98.7%	-0.8%
97214	99.4%	0	N/A
97229	99.5%	97.1%	2.4%
97232	97.3%	98.0%	-0.7%
97239	93.1%	98.1%	-5.1%

BY THE NUMBERS

Portland Condos – January 2025

MONTHS OF INVENTORY			
97201	19.0	13.4	41.8%
97205	18.5	2.5	640.0%
97209	10.3	8.5	21.2%
97210	7.4	3.4	117.6%
97229	7.0	0	N/A
97214	5.3	1.4	278.6%
97232	6.5	1.8	261.1%
97239	7.6	7.0	8.6%
ABSORPTION RATE			
97201	5.2%	7.4%	-29.5%
97205	5.4%	39.2%	-86.2%
97209	9.6%	11.7%	-17.7%
97210	13.5%	29.4%	-54.1%
97229	14.2%	0	N/A
97214	18.7%	70.0%	-73.2%
97232	15.3%	57.1%	-73.1%
97239	13.1%	14.2%	-7.9%