

# BY THE NUMBERS

Portland Condos – December 2024

## Condos by Area

CONDOS BY AREA	Dec 2024	Dec 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	20	9	122.2%
North	96	64	50.0%
Northeast	115	60	91.7%
Southeast	110	81	35.8%
West/Raleigh Hills	449	384	16.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	308.8	301.4	2.5%
North	355.9	337.6	5.4%
Northeast	314.0	389.4	-19.4%
Southeast	352.9	361.6	-2.4%
West/Raleigh Hills	561.2	639.1	-12.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	185	16	1056.3%
North	95	40	137.5%
Northeast	84	30	180.0%
Southeast	44	54	-18.5%
West/Raleigh Hills	124	49	153.1%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	99.2%	98.1%	1.2%
North	98.9%	100.3%	-1.4%
Northeast	100.5%	103.9%	-3.3%
Southeast	100.4%	98.6%	1.8%
West/Raleigh Hills	97.5%	95.4%	2.3%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	20.0	3.0	566.7%
North	8.7	4.9	77.6%
Northeast	4.3	4.6	-6.5%
Southeast	3.4	4.1	-17.1%
West/Raleigh Hills	8.8	8.7	1.1%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	5.0%	33.3%	-85.0%
North	11.4%	20.3%	-43.6%
Northeast	23.4%	21.6%	8.4%
Southeast	29.0%	24.6%	17.8%
West/Raleigh Hills	11.3%	11.4%	-0.9%

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## Condos by Zip Code

CONDOS BY ZIP	Dec 2024	Dec 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	77	69	11.6%
97205	39	30	30.0%
97209	165	139	18.7%
97210	37	34	8.8%
97214	15	7	114.3%
97229	28	14	100.0%
97232	11	7	57.1%
97239	39	26	50.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	537.3	618.3	-13.1%
97205	898.4	1,397.7	-35.7%
97209	559.6	615.0	-9.0%
97210	628.2	630.1	-0.3%
97214	373.0	472.1	-21.0%
97229	348.8	387.2	-9.9%
97232	282.3	330.9	-14.7%
97239	520.3	543.0	-4.2%
<b>AVERAGE DAYS ON MKT</b>			
97201	96	84	14.3%
97205	109	40	172.5%
97209	132	117	12.8%
97210	56	86	-34.9%
97214	66	21	214.3%
97229	13	46	-71.7%
97232	20	115	-82.6%
97239	119	53	124.5%
<b>SOLD VS. LIST PRICE</b>			
97201	98.1%	96.6%	1.5%
97205	96.1%	81.1%	18.4%
97209	94.4%	94.8%	-0.4%
97210	99.0%	97.8%	1.2%
97214	99.5%	99.3%	0.2%
97229	97.5%	98.9%	-1.5%
97232	98.1%	98.5%	-0.4%
97239	98.5%	98.0%	0.5%

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MONTHS OF INVENTORY			
97201	15.4	8.6	79.1%
97205	7.8	6.0	30.0%
97209	10.3	12.6	-18.3%
97210	12.3	5.7	115.8%
97229	7.5	3.5	114.3%
97214	14.0	2.0	600.0%
97232	5.5	1.8	205.6%
97239	3.9	5.2	-25.0%
ABSORPTION RATE			
97201	6.4%	11.5%	-44.0%
97205	12.8%	16.6%	-23.1%
97209	9.7%	7.9%	22.6%
97210	8.1%	17.6%	-54.1%
97229	13.3%	28.5%	-53.3%
97214	7.1%	50.0%	-85.7%
97232	18.1%	57.1%	-68.2%
97239	25.6%	19.2%	33.3%