## 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

NAVAILABLE INVENTORY	Condos by Zip Code						
97201     76     67     13.4%       97205     37     28     32.1%       97209     155     136     14.0%       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)     \$       97205     978.7     1,261.8     -14.8%       97209     336.5     641.7     -16.4%       97210     544.9     616.1     -91.16.4%       97214     359.4     413.7     -13.1%       97210     544.9     616.1     -11.5%       97214     359.4     413.7     -13.1%       97219     363.2     410.4     -11.5%       9723     514.8     542.1     -5.0%       97239     514.8     542.1     -5.0%       97209     156     71     119.7%       97209     156     71	CONDOS BY ZIP	Jan 2025	Jan 2024	% CHANGE			
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%       97230     38     28     35.7%       AVERAGE LIST PRICE     (\$,000)     \$,000)     \$,000       97201     512.7     601.8     -14.8%       97205     978.7     1,261.8     -22.4%       97209     336.5     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%       97239     514.8     542.1     5.5%       97239     363.2     410.4     -11.5%       97239     514.8     542.1     5.5%       97239     514.8     542.1     5.5%       97201     91     171     -46.8%       97205     132 <t< th=""><th>AVAILABLE INVENTORY</th><th></th><th></th><th></th></t<>	AVAILABLE INVENTORY						
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)     (\$,000)       97201     512.7     601.8     -14.8%       97205     978.7     1,261.8     -22.4%       97209     336.5     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%       97206     132     58     127.6%       97210 <th>97201</th> <td>76</td> <td>67</td> <td>13.4%</td>	97201	76	67	13.4%			
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)     \$0       97205     978.7     1,261.8     -22.4%       97209     356.5     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     9.14     315.8     -6.9%       97239     514.8     542.1     -5.0%       AVERAGE DAYS ON MKT	97205	37	28	32.1%			
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)     (\$,000)       97201     512.7     601.8     -14.8%       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%       97239     514.8     542.1     -5.0%       97210     91     171     -46.8%       97205     32     54     10.4     111.9%       97206     156     71     119.7%     119.7%       97209     156     71     119.7%     14.6     61.4%       97214     193     0	97209	155	136	14.0%			
97229     32     10     220.0%       97232     13     7     85.7%       97239     38     28     35.7%       AVERAGE LIST PRICE     (\$,000)     (\$,000)     (\$,000)       97201     \$12.7     601.8     -14.8%       97205     \$978.7     1,261.8     -22.4%       97210     \$336.5     641.7     -16.4%       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     ***     ***       97205     \$132     \$8     127.6%       97206     \$132     \$8     127.6%       97207     \$156     71     119.7%       97210     \$71     44     61.4%       97214     \$193     0     NA       97229     \$72     \$4     33.3%       97214     \$193     0	97210	37	34	8.8%			
97232     13     7     85.7%       97239     38     28     35.7%       AVERAGE LIST PRICE     (\$,000)     (\$,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%       97230     514.8     542.1     -5.0%       AVERAGE DAYS ON MKT     97201     91     171     -46.8%       97205     132     58     127.6%       97206     132     58     127.6%       97209     156     71     119.7%       97210     71     44     61.4%       97214     193     0     NA       97229     72     54     33.3%       97239     145     8     1712.5%       SOLD VS. LIST P	97214	14	8	75.0%			
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%       97230     514.8     542.1     -5.0%       AVERAGE DAYS ON MKT	97229	32	10	220.0%			
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     -97205     132     58     127.6%       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     254     33.3%       97233     145     8     1712.5%       97239     145     8     1712.5%       SOLD VS. LIST PRICE     97	97232	13	7	85.7%			
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     171.5%       SOLD VS. LIST PRICE     97     96.8%     87.0%     8.1%       97205     99.4%     92.0%	97239	38	28	35.7%			
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%       8     1712.5%     5     18.0%       97239     145     8     1712.5%       8     1712.5%     5     18.0%       97239 <th>AVERAGE LIST PRICE</th> <th>(\$,000)</th> <th>(\$,000)</th> <th></th>	AVERAGE LIST PRICE	(\$,000)	(\$,000)				
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     97     54     33.3%       97239     145     8     1712.5%       SOLD VS. LIST PRICE     97     96.8%     87.0%     1.3%       97205     99.4%     92.0% <td< td=""><th>97201</th><td>512.7</td><td>601.8</td><td>-14.8%</td></td<>	97201	512.7	601.8	-14.8%			
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     3     1712.5%     8     1712.5%       97201     96.8%     87.0%     11.3%     9720     8.1%       97205     99.4%     92.0%     8.1%     972     972     972     972     972     972     972     972	97205	978.7	1,261.8	-22.4%			
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	97209	536.5	641.7	-16.4%			
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   99.5%   97.1%   2.4%	97210	544.9	616.1	-11.6%			
97232     294.1     315.8     -6.9%       97239     514.8     542.1     -5.0%       AVERAGE DAYS ON MKT     9     171     -46.8%       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%	97214	359.4	413.7	-13.1%			
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%	97229	363.2	410.4	-11.5%			
AVERAGE DAYS ON MKT     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%	97232	294.1	315.8	-6.9%			
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   9   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	514.8	542.1	-5.0%			
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%	AVERAGE DAYS ON MKT						
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%	97201	91	171	-46.8%			
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%	97205	132	58	127.6%			
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%	97209	156	71	119.7%			
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%	97210	71	44	61.4%			
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%	97214	193	0	NA			
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%	97229	72	54	33.3%			
SOLD VS. LIST PRICE     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%	97232	216	75	188.0%			
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	145	8	1712.5%			
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%	SOLD VS. LIST PRICE						
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%	97201	96.8%	87.0%	11.3%			
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%	97205	99.4%	92.0%	8.1%			
97214   99.4%   0   N/A     97229   99.5%   97.1%   2.4%     97232   97.3%   98.0%   -0.7%	97209	97.6%	95.8%	1.9%			
97229 99.5% 97.1% 2.4%   97232 97.3% 98.0% -0.7%	97210	97.9%	98.7%	-0.8%			
<b>97232</b> 97.3% 98.0% -0.7%	97214	99.4%	0	N/A			
	97229	99.5%	97.1%	2.4%			
<b>97239</b> 93.1% 98.1% -5.1%	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%