

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%

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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%

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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%