

# BY THE NUMBERS

## Portland Condos – February 2025

### Condos by Area

CONDOS BY AREA	February 2025	February 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co.	22	6	266.7%
North	86	69	24.6%
Northeast	94	57	64.9%
Southeast	104	78	33.3%
West	429	342	25.4%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
NW Washington Co	351.3	323.2	8.7%
North	375.1	351.4	6.7%
Northeast	304.6	358.9	-15.1%
Southeast	334.9	366.8	-8.7%
West	557.4	631.2	-11.7%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co	50	25	100.0%
North	83	86	-3.5%
Northeast	70	35	100.0%
Southeast	73	38	92.1%
West	118	78	51.3%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co	97.8%	101.6%	-3.8%
North	100.1%	101.0%	-0.9%
Northeast	100.2%	99.0%	1.3%
Southeast	100.4%	97.9%	2.5%
West	96.1%	97.3%	-1.2%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co	3.7	0.8	362.5%
North	7.2	6.9	4.3%
Northeast	4.3	3.6	19.4%
Southeast	4.0	3.0	33.3%
West	8.3	6.5	27.7%
<b>ABSORPTION RATE</b>			
NW Washington Co	27.2%	133.3%	-79.5%
North	13.9%	14.4%	-3.7%
Northeast	23.4%	28.0%	-16.6%
Southeast	25.0%	33.3%	-25.0%
West	12.1%	15.5%	-21.8%

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## Condos by Zip Code

CONDOS BY ZIP	February 2025	February 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	84	68	23.5%
97205	43	31	38.7%
97209	178	153	16.3%
97210	40	33	21.2%
97214	12	17	-29.4%
97229	31	9	244.4%
97232	12	10	20.0%
97239	39	24	62.5%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	485.3	571.3	-15.1%
97205	895.3	1,154.9	-22.5%
97209	539.5	630.7	-14.5%
97210	622.2	579.9	7.3%
97214	349.7	425.7	-17.9%
97229	383.9	393.7	-2.5%
97232	311.3	348.9	-10.8%
97239	577.9	505.1	14.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	211	103	104.9%
97205	164	86	90.7%
97209	91	86	5.8%
97210	98	102	-3.9%
97214	71	0	N/A
97229	50	30	66.7%
97232	73	44	65.9%
97239	55	67	-17.9%
<b>SOLD VS. LIST PRICE</b>			
97201	94.1%	99.0%	-4.9%
97205	94.5%	95.3%	-0.9%
97209	96.3%	96.4%	-0.1%
97210	97.3%	100.0%	-2.6%
97214	97.6%	0	NA
97229	97.8%	101.2%	-3.3%
97232	99.3%	97.2%	2.2%
97239	100.1%	98.1%	2.0%

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MONTHS OF INVENTORY			
97201	8.4	7.6	10.5%
97205	6.1	6.2	-1.6%
97209	7.4	7	5.7%
97210	8	33	-75.8%
97229	6	0	NA
97214	5.2	1	420.0%
97232	6	3.3	81.8%
97239	13	3	333.3%
ABSORPTION RATE			
97201	11.9%	13.2%	-10.1%
97205	16.2%	16.1%	0.9%
97209	13.4%	14.3%	-6.3%
97210	12.5%	3.0%	312.5%
97229	16.6%	0	NA
97214	19.3%	100.0%	-80.7%
97232	16.6%	30.0%	-44.4%
97239	7.6%	33.3%	-76.9%