



*Monthly Snapshot of
Local Real Estate
Trends —*

BY
THE
numbers

APRIL 2025

BY THE NUMBERS

Neighborhood Snapshot – April 2025

NEIGHBORHOOD SNAPSHOT	April 2025	April 2024	% CHANGE
AVERAGE SALES PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	477.0	524.1	-9.0%
NW Washington Co	835.9	787.8	6.1%
Portland North	503.7	557.0	-9.6%
Portland Northeast	582.4	593.8	-1.9%
Portland Southeast	530.0	500.7	5.9%
Portland West	776.4	724.7	7.1%
Beaverton/Aloha	546.3	541.3	0.9%
Hillsboro/Forest Grove	558.7	552.6	1.1%
Tigard/Tualatin/Sherwood/Wilsonville	652.1	647.0	0.8%
Lake Oswego/West Linn	1,017.4	1,052.2	-3.3%
Milwaukie /Happy Valley/Clackamas/Damascus	581.6	587.9	-1.1%
AVAILABLE INVENTORY			
Gresham/Sandy/Troutdale/Corbett	369	252	46.4%
NW Washington Co	319	228	39.9%
Portland North	278	318	-12.6%
Portland Northeast	433	366	18.3%
Portland Southeast	581	531	9.4%
Portland West	1,183	917	29.0%
Beaverton/Aloha	435	294	48.0%
Hillsboro/Forest Grove	507	301	68.4%
Tigard/Tualatin/Sherwood/Wilsonville	577	433	33.3%
Lake Oswego/West Linn	374	281	33.1%
Milwaukie /Happy Valley/Clackamas/Damascus	585	407	43.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
Gresham/Sandy/Troutdale/Corbett	604.9	649.6	-6.9%
NW Washington Co	795.2	933.1	-14.8%
Portland North	597.2	609.9	-2.1%
Portland Northeast	620.7	718.9	-13.7%
Portland Southeast	639.5	657.0	-2.7%
Portland West	833.3	865.7	-3.7%
Beaverton/Aloha	660.2	611.2	8.0%
Hillsboro/Forest Grove	642.9	726.6	-11.5%
Tigard/Tualatin/Sherwood/Wilsonville	757.5	804.1	-5.8%
Lake Oswego/West Linn	1,554.2	1,506.9	3.1%
Milwaukie /Happy Valley/Clackamas/Damascus	759.2	897.8	-15.4%

BY THE NUMBERS

Neighborhood Snapshot – April 2025

AVERAGE DAYS ON MKT			
Gresham/Sandy/Troutdale/Corbett	55	41	34.1%
NW Washington Co	61	52	17.3%
Portland North	44	36	22.2%
Portland Northeast	43	33	30.3%
Portland Southeast	44	36	22.2%
Portland West	61	47	29.8%
Beaverton/Aloha	62	41	51.2%
Hillsboro/Forest Grove	65	55	18.2%
Tigard/Tualatin/Sherwood/Wilsonville	65	54	20.4%
Lake Oswego/West Linn	53	37	43.2%
Milwaukie /Happy Valley/Clackamas/Damascus	70	65	7.7%
SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.0%	100.3%	-0.4%
NW Washington Co	99.0%	99.6%	-0.5%
Portland North	102.1%	100.8%	1.2%
Portland Northeast	102.1%	102.3%	-0.1%
Portland Southeast	101.4%	101.5%	-0.1%
Portland West	99.6%	99.9%	-0.3%
Beaverton/Aloha	99.2%	98.8%	0.4%
Hillsboro/Forest Grove	99.8%	99.0%	0.8%
Tigard/Tualatin/Sherwood/Wilsonville	100.%	98.%	2.1%
Lake Oswego/West Linn	98.1%	98.6%	-0.6%
Milwaukie /Happy Valley/Clackamas/Damascus	98.7%	99.0%	-0.3%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.8	1.9	47.4%
NW Washington Co	3.7	2.4	54.2%
Portland North	2.8	3.3	-15.2%
Portland Northeast	2.5	1.9	31.6%
Portland Southeast	2.1	2.4	-12.5%
Portland West	5.7	5.0	14.0%
Beaverton/Aloha	3.3	2.1	57.1%
Hillsboro/Forest Grove	3.7	2.3	60.9%
Tigard/Tualatin/Sherwood/Wilsonville	3.5	2.8	25.0%
Lake Oswego/West Linn	3.8	2.2	72.7%
Milwaukie /Happy Valley/Clackamas/Damascus	3.4	2.2	54.5%

BY THE NUMBERS

Neighborhood Snapshot – April 2025

ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	35.7%	51.9%	-31.2%
NW Washington Co	26.9%	41.2%	-34.6%
Portland North	35.9%	29.8%	20.4%
Portland Northeast	39.7%	51.6%	-23.1%
Portland Southeast	48.0%	41.4%	15.9%
Portland West	17.6%	20.0%	-12.0%
Beaverton/Aloha	30.5%	46.9%	-34.9%
Hillsboro/Forest Grove	26.8%	42.7%	-37.2%
Tigard/Tualatin/Sherwood/Wilsonville	28.3%	36.1%	-21.5%
Lake Oswego/West Linn	26.2%	45.5%	-42.5%
Milwaukie /Happy Valley/Clackamas/Damascus	29.5%	46.1%	-36.0%

BY THE NUMBERS

Clackamas County – April 2025

CLACKAMAS COUNTY	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97015	54	25	116.0%
97034	129	109	18.3%
97035	129	82	57.3%
97045	147	120	22.5%
97068	123	96	28.1%
97086	183	122	50.0%
97219	159	130	22.3%
97222	52	42	23.8%
97267	85	45	88.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97015	602.9	575.1	4.8%
97034	2,140.3	2,077.1	3.0%
97035	1,140.8	1,142.0	-0.1%
97045	911.8	1,421.2	-35.8%
97068	1,294.7	1,086.8	19.1%
97086	912.5	1,028.6	-11.3%
97219	862.7	944.5	-8.7%
97222	649.6	508.2	27.8%
97267	644.2	676.6	-4.8%
AVERAGE DAYS ON MKT			
97015	43	83	-48.2%
97034	56	45	24.4%
97035	58	36	61.1%
97045	54	35	54.3%
97068	46	34	35.3%
97086	64	79	-19.0%
97219	61	26	134.6%
97222	63	29	117.2%
97267	61	32	90.6%
SOLD VS. LIST PRICE			
97015	98.6%	99.9%	-1.4%
97034	97.6%	98.8%	-1.2%
97035	98.6%	98.7%	-0.1%
97045	99.9%	99.6%	0.3%
97068	98.3%	98.4%	-0.1%
97086	98.8%	98.2%	0.6%
97219	98.9%	98.8%	0.1%
97222	99.2%	100.6%	-1.3%
97267	98.6%	100.6%	-2.0%

BY THE NUMBERS

Clackamas County – April 2025

MONTHS OF IVENTORY			
97015	4.5	1.3	246.2%
97034	5.2	3.2	62.5%
97035	3.5	1.9	84.2%
97045	2.3	2.2	4.5%
97068	3.4	2.0	70.0%
97086	4.2	2.1	100.0%
97219	2.8	2.4	16.7%
97222	1.3	1.2	8.3%
97267	3.0	2.5	20.0%
ABSORPTION RATE			
97015	22.2%	76.0%	-70.8%
97034	19.3%	31.1%	-37.9%
97035	28.6%	52.4%	-45.3%
97045	44.2%	45.8%	-3.5%
97068	29.2%	51.0%	-42.7%
97086	24.0%	48.3%	-50.3%
97219	35.8%	42.3%	-15.3%
97222	76.9%	85.7%	-10.3%
97267	32.9%	40.0%	-17.7%

BY THE NUMBERS

Clackamas County – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97015	58	73	-20.50%
97034	88	95	-7.40%
97035	115	108	6.50%
97045	182	177	2.80%
97068	103	125	-17.60%
97086	149	173	-13.90%
97219	174	143	21.70%
97222	100	97	3.10%
97267	97	74	31.10%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97015	544.7	469	16.10%
97034	1,579.00	1,444.70	9.30%
97035	907.6	867.3	4.60%
97045	612.2	591.3	3.50%
97068	972.4	894.1	8.80%
97086	695	672	3.40%
97219	768.5	697.5	10.20%
97222	485.3	491.2	-1.20%
97267	539.7	559.8	-3.60%

BY THE NUMBERS

North Portland – April 2025

NORTH PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97203	79	108	-26.9%
97217	176	181	-2.8%
97227	14	23	-39.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	582.4	608.9	-4.4%
97217	581.8	613.2	-5.1%
97227	629.7	637.7	-1.3%
AVERAGE DAYS ON MKT			
97203	31	32	-3.1%
97217	52	38	36.8%
97227	19	8	137.5%
SOLD VS. LIST PRICE			
97203	102.1%	102.8%	-0.6%
97217	101.9%	99.8%	2.1%
97227	104.3%	97.7%	6.7%
MONTHS OF INVENTORY			
97203	2.4	2.5	-4.0%
97217	2.8	3.6	-22.2%
97227	3.5	23	-84.8%
ABSORPTION RATE			
97203	41.7%	39.8%	4.9%
97217	35.8%	27.6%	29.6%
97227	28.5%	4.3%	556.8%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97203	129	128	0.8%
97217	195	139	40.3%
97227	19	7	171.4%
AVERAGE SALES PRICE			
97203	465.6	459.9	1.2%
97217	541.1	515.2	5.0%
97227	675.4	702.6	-3.9%

BY THE NUMBERS

Northeast Portland – April 2025

NORTHEAST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97211	99	83	19.3%
97212	53	53	0
97213	69	56	23.2%
97218	43	40	7.5%
97232	29	18	61.1%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	683.3	795.6	-14.1%
97212	875.9	1,000.9	-12.5%
97213	640.8	742.1	-13.7%
97218	729.8	624.8	16.8%
97232	693.5	701.5	-1.1%
AVERAGE DAYS ON MKT			
97211	21	27	-22.2%
97212	35	23	52.2%
97213	48	45	6.7%
97218	85	40	112.5%
97232	42	39	7.7%
SOLD VS. LIST PRICE			
97211	103.5%	103.3%	0.2%
97212	102.9%	104.1%	-1.1%
97213	101.5%	100.7%	0.8%
97218	98.9%	101.3%	-2.3%
97232	100.9%	104.1%	-3.1%
MONTHS OF INVENTORY			
97211	2.2	1.8	22.2%
97212	2.1	2.0	5.0%
97213	2.8	1.5	86.7%
97218	3.6	2.5	44.0%
97232	4.1	2.0	105.0%
ABSORPTION RATE			
97211	46.4%	54.2%	-14.3%
97212	47.1%	50.9%	-7.4%
97213	36.2%	66.0%	-45.2%
97218	27.9%	40.0%	-30.2%
97232	24.1%	50.0%	-51.7%

BY THE NUMBERS

Northeast Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97211	132	125	5.6%
97212	75	70	7.1%
97213	93	108	-13.9%
97218	52	59	-11.9%
97232	30	38	-21.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	565.8	591.6	-4.4%
97212	796.1	835.2	-4.7%
97213	599.1	587.5	2.0%
97218	456.2	421.6	8.2%
97232	791.9	653.2	21.2%

BY THE NUMBERS

Northwest Portland – April 2025

NORTHWEST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97209	565.8	591.6	-4.4%
97210	796.1	835.2	-4.7%
97229	599.1	587.5	2.0%
97231	456.2	421.6	8.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	518.1	630.6	-17.8%
97210	885.3	869.8	1.8%
97229	858.6	991.3	-13.4%
97231	915.8	1,020.0	-10.2%
AVERAGE DAYS ON MKT			
97209	82	105	-21.9%
97210	55	87	-36.8%
97229	59	45	31.1%
97231	114	156	-26.9%
SOLD VS. LIST PRICE			
97209	97.1%	97.4%	-0.3%
97210	96.2%	98.0%	-1.9%
97229	99.8%	99.8%	0.0%
97231	93.8%	95.5%	-1.8%
MONTHS OF INVENTORY			
97209	12.8	7.9	62.0%
97210	5.6	6.3	-11.1%
97229	4.4	2.6	69.2%
97231	7.8	9.5	-17.9%
ABSORPTION RATE			
97209	7.8%	12.6%	-38.3%
97210	17.8%	15.9%	11.9%
97229	22.7%	39.1%	-41.9%
97231	12.7%	10.5%	21.3%

BY THE NUMBERS

Northwest Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97209	79	86	-8.1%
97210	52	48	8.3%
97229	271	267	1.5%
97231	23	14	64.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	457.9	486.2	-5.8%
97210	722.8	808.5	-10.6%
97229	787.7	797.0	-1.2%
97231	620.2	595.8	4.1%

BY THE NUMBERS

Southeast Portland – April 2025

SOUTHEAST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97202	100	93	7.50%
97206	118	149	-20.8%
97214	56	47	19.1%
97215	32	33	-3.0%
97216	34	26	30.8%
AVERAGE LIST PRICE			
97202	827.7	749.6	10.4%
97206	627.3	664.4	-5.6%
97214	790.1	943.4	-16.2%
97215	1,079.5	942.2	14.6%
97216	435.2	607.0	-28.3%
AVERAGE DAYS ON MKT			
97202	43	25	72.0%
97206	38	31	22.6%
97214	65	47	38.3%
97215	32	8	300.0%
97216	37	54	-31.5%
SOLD VS. LIST PRICE			
97202	101.99%	102.2%	-0.3%
97206	100.9%	101.1%	-0.1%
97214	104.0%	102.1%	1.8%
97215	103.3%	108.1%	-4.5%
97216	100.3%	102.3%	-1.9%
MONTHS OF INVENTORY			
97202	2.4	2.4	0
97206	1.5	2.2	-31.80%
97214	2.7	3.6	-25.00%
97215	1.1	3	-63.30%
97216	1.5	2	-25.00%
ABSORPTION RATE			
97202	42.0%	40.8%	2.8%
97206	66.9%	45.6%	46.7%
97214	37.5%	27.6%	35.6%
97215	93.7%	33.3%	181.3%
97216	64.7%	50.0%	29.4%

BY THE NUMBERS

Southeast Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97202	132	124	6.5%
97206	236	187	26.2%
97214	72	45	60.0%
97215	87	44	97.7%
97216	72	51	41.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	677.4	640.1	5.8%
97206	479.0	465.6	2.9%
97214	732.1	671.3	9.1%
97215	720.5	680.8	5.8%
97216	374.8	391.2	-4.2%

BY THE NUMBERS

Southwest Portland – April 2025

SOUTHWEST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97201	165	155	6.5%
97205	63	52	21.2%
97219	159	130	22.3%
97221	75	54	38.9%
97225	91	44	106.8%
97239	131	79	65.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	781.4	815.4	-4.2%
97205	847.9	1,130.6	-25.0%
97219	862.7	944.5	-8.7%
97221	1,383.0	985.1	40.4%
97225	918.0	944.8	-2.8%
97239	834.0	773.3	7.8%
AVERAGE DAYS ON MKT			
97201	96	34	182.4%
97205	86	40	115.0%
97219	61	26	134.6%
97221	77	26	196.2%
97225	38	19	100.0%
97239	56	67	-16.4%
SOLD VS. LIST PRICE			
97201	97.0%	97.8%	-0.8%
97205	96.9%	95.9%	1.0%
97219	98.9%	98.8%	0.1%
97221	98.2%	99.6%	-1.5%
97225	99.4%	99.2%	0.2%
97239	100.0%	98.7%	1.3%
MONTHS OF INVENTORY			
97201	11.8	11.1	6.3%
97205	15.8	8.7	81.6%
97219	2.8	2.4	16.7%
97221	3.8	6.0	-36.7%
97225	3.5	2.0	75.0%
97239	4.4	3.8	15.8%
ABSORPTION RATE			
97201	8.4%	9.0%	-6.10%
97205	6.3%	11.5%	-45.00%
97219	35.8%	42.3%	-15.30%
97221	26.6%	16.6%	60.00%
97225	28.5%	50.0%	-42.90%
97239	22.9%	26.5%	-13.80%

BY THE NUMBERS

Southwest Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97201	54	65	-16.9%
97205	20	32	-37.5%
97219	174	143	21.7%
97221	60	27	122.2%
97225	83	71	16.9%
97239	80	64	25.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97201	789.4	688.4	14.7%
97205	810.8	640.6	26.6%
97219	768.5	697.5	10.2%
97221	925.7	876.1	5.7%
97225	801.9	731.4	9.6%
97239	747.5	592.7	26.1%

BY THE NUMBERS

Beaverton/Hillsboro – April 2024

Year Over Year	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97005	39	31	25.8%
97006	97	61	59.0%
97007	202	138	46.4%
97008	35	15	133.3%
97123	205	153	34.0%
97124	110	58	89.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97005	508.5	673.9	-24.5%
97006	433.6	363	19.4%
97007	789.7	710.9	11.1%
97008	572.3	434.6	31.7%
97123	628.4	681.6	-7.8%
97124	760.9	1,065.3	-28.6%
AVERAGE DAYS ON MKT			
97005	35	25	40.0%
97006	44	41	7.3%
97007	51	33	54.5%
97008	22	29	-24.1%
97123	44	56	-21.4%
97124	47	27	74.1%
SOLD VS. LIST PRICE			
97005	100.4%	99.9%	0.6%
97006	100.3%	94.5%	6.0%
97007	99.1%	100.9%	-1.7%
97008	101.5%	101.6%	-0.1%
97123	100.2%	99.5%	0.7%
97124	98.2%	100.6%	-2.3%
MONTHS OF INVENTORY			
97005	2.3	2.2	4.5%
97006	2.9	1.7	70.6%
97007	4.3	2.2	95.5%
97008	1.5	0.7	114.3%
97123	3.1	2.4	29.2%
97124	2.9	1.6	81.3%

BY THE NUMBERS

Beaverton/Hillsboro – April 2024

ABSORPTION RATE			
97005	43.5%	45.1%	-3.5%
97006	35.0%	59.0%	-40.6%
97007	23.2%	45.6%	-49.0%
97008	65.7%	153.3%	-57.1%
97123	32.2%	41.1%	-21.8%
97124	34.5%	63.7%	-45.8%

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 – April 2025

SOUTHWEST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97062	60	58	3.4%
97140	123	102	20.6%
97223	107	72	48.6%
97224	214	144	48.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97062	649.5	1,023.30	-36.5%
97140	1,018.5	976.2	4.3%
97223	763.2	748.0	2.0%
97224	665.1	671.6	-1.0%
AVERAGE DAYS ON MKT			
97062	25	71	-64.8%
97140	53	56	-5.4%
97223	45	28	60.7%
97224	57	47	21.3%
SOLD VS. LIST PRICE			
97062	100.0%	99.2%	0.8%
97140	99.3%	99.0%	0.3%
97223	98.2%	100.1%	-1.9%
97224	99.6%	99.4%	0.2%
MONTHS OF INVENTORY			
97062	1.9	1.9	0
97140	3.5	3.0	16.7%
97223	2.2	1.8	22.2%
97224	3.6	2.4	50.0%
ABSORPTION RATE			
97062	53.3%	51.7%	3.1%
97140	28.4%	33.3%	-14.6%
97223	44.8%	55.5%	-19.3%
97224	27.5%	41.6%	-33.8%

BY THE NUMBERS

Tigard/Tualatin Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97062	100	94	6.4%
97140	121	109	11.0%
97223	140	125	12.0%
97224	208	213	-2.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97062	697.6	714.1	-2.3%
97140	690.2	729.4	-5.4%
97223	656.4	633.0	3.7%
97224	588.7	578.0	1.9%

BY THE NUMBERS

Portland Condos – April 2025

Condos by Area

CONDOS BY AREA	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	35	19	84.2%
North	100	87	14.9%
Northeast	92	64	43.8%
Southeast	103	102	1.0%
West	534	440	21.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	346.4	341.4	1.5%
North	364.9	371.8	-1.9%
Northeast	316.2	348.1	-9.2%
Southeast	334.4	392.0	-14.7%
West	506.8	602.3	-15.9%
AVERAGE DAYS ON MKT			
NW Washington Co	73	17	329.4%
North	88	85	3.5%
Northeast	102	39	161.5%
Southeast	91	67	35.8%
West	82	67	22.4%
SOLD VS. LIST PRICE			
NW Washington Co	98.3%	101.1%	-2.8%
North	99.0%	99.7%	-0.8%
Northeast	98.5%	98.7%	-0.2%
Southeast	99.0%	99.3%	-0.3%
West	97.5%	97.4%	0.1%
MONTHS OF INVENTORY			
NW Washington Co	5.8	3.2	81.3%
North	7.7	5.4	42.6%
Northeast	3.2	2.7	18.5%
Southeast	3.0	3.0	0
West	9.2	6.4	43.8%
ABSORPTION RATE			
NW Washington Co	17.1%	31.5%	-45.7%
North	13.0%	18.3%	-29.3%
Northeast	31.5%	37.5%	-15.9%
Southeast	33.0%	33.3%	-1.0%
West	10.8%	15.6%	-30.7%

BY THE NUMBERS

Portland Condos – April 2025

Condos by Zip Code

CONDOS BY ZIP	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97201	104	107	-2.8%
97205	54	35	54.3%
97209	225	194	16.0%
97210	52	37	40.5%
97214	14	15	-6.7%
97229	51	24	112.5%
97232	17	7	142.9%
97239	40	26	53.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	449.9	535.5	-16.0%
97205	789.0	1,111.2	-29.0%
97209	506.6	606.4	-16.5%
97210	505.3	517.7	-2.4%
97214	402.1	442.2	-9.1%
97229	371.6	368.6	0.8%
97232	318.7	327.1	-2.6%
97239	500.0	633.3	-21.0%
AVERAGE DAYS ON MKT			
97201	142	24	491.7%
97205	152	40	280.0%
97209	82	95	-13.7%
97210	49	91	-46.2%
97214	136	129	5.4%
97229	73	15	386.7%
97232	74	45	64.4%
97239	67	74	-9.5%
SOLD VS. LIST PRICE			
97201	96.4%	97.1%	-0.8%
97205	98.7%	95.9%	2.9%
97209	97.1%	97.4%	-0.3%
97210	97.1%	98.0%	-0.9%
97214	98.2%	99.4%	-1.1%
97229	98.3%	101.4%	-3.1%
97232	99.1%	96.6%	2.5%
97239	98.4%	97.0%	1.5%

BY THE NUMBERS

Portland Condos – April 2025

MONTHS OF INVENTORY			
97201	14.9	13.4	11.2%
97205	27.0	5.8	365.5%
97209	12.5	8.8	42.0%
97210	3.7	4.1	-9.8%
97229	7.0	3.8	84.2%
97214	8.5	3.4	150.0%
97232	17.0	1.8	844.4%
97239	4.0	2.0	100.0%
ABSORPTION RATE			
97201	6.7%	7.4%	-10.0%
97205	3.7%	17.1%	-78.4%
97209	8.0%	11.3%	-29.5%
97210	26.9%	24.3%	10.7%
97229	14.2%	26.6%	-46.4%
97214	11.7%	29.1%	-59.7%
97232	5.8%	57.1%	-89.7%
97239	25.0%	50.0%	-50.0%