

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%

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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%

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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%