

# BY THE NUMBERS

Portland Condos – May 2025

## Condos by Area

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co.	37	18	105.6%
North	114	115	-0.9%
Northeast	92	77	19.5%
Southeast	120	104	15.4%
West	595	460	29.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
NW Washington Co	337.3	325.1	3.8%
North	369.3	366.2	0.8%
Northeast	319.3	335.4	-4.8%
Southeast	338.0	382.9	-11.7%
West	513.5	597.6	-14.1%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co	42	17	147.1%
North	117	69	69.6%
Northeast	89	37	140.5%
Southeast	72	32	125.0%
West	88	64	37.5%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co	99.0%	100.1%	-1.1%
North	100.4%	99.9%	0.5%
Northeast	100.1%	100.1%	0.1%
Southeast	100.0%	98.6%	1.4%
West	97.7%	97.8%	-0.1%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co	6.2	9.0	-31.1%
North	7.6	6.4	18.8%
Northeast	3.7	3.5	5.7%
Southeast	3.6	5.0	-28.0%
West	11	7.1	54.9%
<b>ABSORPTION RATE</b>			
NW Washington Co	16.2%	11.1%	46.0%
North	13.1%	15.6%	-15.9%
Northeast	27.1%	28.5%	-4.9%
Southeast	27.5%	20.1%	36.2%
West	9.0%	14.1%	-35.7%

# BY THE NUMBERS

Portland Condos – May 2025

## Condos by Zip Code

YEAR TO DATE	May 2025	May 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	108	109	-0.9%
97205	53	37	43.2%
97209	261	206	26.7%
97210	59	37	59.5%
97214	21	14	50.0%
97229	56	25	124.0%
97232	20	12	66.7%
97239	49	28	75.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	430.3	531.4	-19.0%
97205	791.1	1,104.3	-28.4%
97209	511.2	586.2	-12.8%
97210	528.3	522.8	1.1%
97214	360.4	427.0	-15.6%
97229	374.7	349.2	7.3%
97232	315.1	298.5	5.6%
97239	583.6	697.4	-16.3%
<b>AVERAGE DAYS ON MKT</b>			
97201	63	47	34.0%
97205	81	117	-30.8%
97209	85	85	0
97210	129	25	416.0%
97214	81	40	102.5%
97229	34	15	126.7%
97232	9	39	-76.9%
97239	135	52	159.6%
<b>SOLD VS. LIST PRICE</b>			
97201	98.3%	98.8%	-0.5%
97205	99.1%	94.4%	5.0%
97209	96.5%	97.5%	-1.0%
97210	97.7%	99.5%	-1.8%
97214	100.9%	98.2%	2.8%
97229	99.8%	99.1%	0.7%
97232	98.9%	102.5%	-4.1%
97239	96.8%	96.9%	-0.2%

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MONTHS OF INVENTORY			
97201	9.0	12.1	-25.6%
97205	17.7	18.5	-4.3%
97209	13.7	6.9	98.6%
97210	7.4	7.4	0
97229	1.6	3.5	-54.3%
97214	9.3	6.3	47.6%
97232	20.0	4.0	400.0%
97239	6.1	3.1	96.8%
ABSORPTION RATE			
97201	11.1%	8.2%	34.5%
97205	5.6%	5.4%	4.6%
97209	7.2%	14.5%	-50.0%
97210	13.5%	13.5%	0.4%
97229	61.9%	28.5%	116.7%
97214	10.7%	16.0%	-33.1%
97232	5.0%	25.0%	-80.0%
97239	16.3%	32.1%	-49.2%