

BY THE NUMBERS

Portland Condos – June 2025

Condos by Area

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	41	14	192.9%
North	108	107	0.9%
Northeast	106	73	45.2%
Southeast	133	124	7.3%
West	588	494	19.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	337.7	341.5	-1.1%
North	351.7	356.0	-1.2%
Northeast	322.2	342.5	-5.9%
Southeast	343.6	366.1	-6.1%
West	517.4	575.7	-10.1%
AVERAGE DAYS ON MKT			
NW Washington Co	136	43	216.3%
North	130	46	182.6%
Northeast	73	76	-3.9%
Southeast	89	38	134.2%
West	120	70	71.4%
SOLD VS. LIST PRICE			
NW Washington Co	94.8%	99.5%	-4.7%
North	98.2%	98.8%	-0.6%
Northeast	99.1%	99.0%	0.1%
Southeast	99.4%	99.7%	-0.3%
West	94.3%	96.4%	-2.2%
MONTHS OF INVENTORY			
NW Washington Co	8.2	1.3	530.8%
North	8.3	6.7	23.9%
Northeast	5.6	5.6	0
Southeast	7.0	3.4	105.9%
West	11.3	8.0	41.3%
ABSORPTION RATE			
NW Washington Co	12.20%	78.57%	-84.5%
North	12.04%	14.95%	-19.5%
Northeast	17.92%	17.81%	0.6%
Southeast	14.29%	29.84%	-52.1%
West	8.84%	12.55%	-29.6%

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Condos by Zip Code

YEAR TO DATE	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97201	107	116	-7.8%
97205	56	38	47.4%
97209	258	215	20.0%
97210	54	39	38.5%
97214	19	19	0
97229	52	20	160.0%
97232	20	11	81.8%
97239	54	34	58.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97201	441.1	532.0	-17.1%
97205	760.1	1,034.8	-26.5%
97209	505.8	566.2	-10.7%
97210	569.3	490.9	16.0%
97214	352.7	401.4	-12.1%
97229	356.8	411.9	-13.4%
97232	292.0	353.3	-17.4%
97239	606.0	645.0	-6.0%
AVERAGE DAYS ON MKT			
97201	145	69	110.1%
97205	83	95	-12.6%
97209	109	59	84.7%
97210	183	59	210.2%
97214	9	5	80.0%
97229	100	43	132.6%
97232	7	110	-93.6%
97239	118	123	-4.1%
SOLD VS. LIST PRICE			
97201	87.7%	96.74%	-9.3%
97205	97.9%	84.47%	16.0%
97209	97.5%	97.87%	-0.3%
97210	95.3%	99.96%	-4.7%
97214	98.7%	100.74%	-2.0%
97229	96.5%	99.57%	-3.0%
97232	103.8%	97.74%	6.2%
97239	96.8%	99.50%	-2.7%

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MONTHS OF INVENTORY			
97201	9.7	10.5	-7.6%
97205	9.3	7.6	22.4%
97209	23.5	10.8	117.6%
97210	7.7	4.9	57.1%
97229	9.5	6.3	50.8%
97214	6.5	1.8	261.1%
97232	20	11.0	81.8%
97239	7.7	6.8	13.2%
ABSORPTION RATE			
97201	10.28%	9.48%	8.4%
97205	10.71%	13.16%	-18.6%
97209	4.26%	9.30%	-54.2%
97210	12.96%	20.51%	-36.8%
97229	10.53%	15.79%	-33.3%
97214	15.38%	55.00%	-72.0%
97232	5.00%	9.09%	-45.0%
97239	12.96%	14.71%	-11.9%