

BY THE NUMBERS

Portland Condos – July 2025

Condos by Area

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	41	16	156.3%
North	109	102	6.9%
Northeast	102	91	12.1%
Southeast	133	127	4.7%
West	577	517	11.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	320.9	357.4	-10.2%
North	355.7	355.3	0.1%
Northeast	330.4	338.9	-2.5%
Southeast	350.4	368.4	-4.9%
West	519.9	608.3	-14.5%
AVERAGE DAYS ON MKT			
NW Washington Co	55	42	31.0%
North	132	78	69.2%
Northeast	89	25	256.0%
Southeast	49	32	53.1%
West	80	65	23.1%
SOLD VS. LIST PRICE			
NW Washington Co	91.8%	99.1%	-7.3%
North	97.5%	97.9%	-0.4%
Northeast	99.5%	99.0%	0.5%
Southeast	100.7%	99.2%	1.5%
West	96.9%	97.5%	-0.7%
MONTHS OF INVENTORY			
NW Washington Co	41	3.2	1181.3%
North	6.4	5.1	25.5%
Northeast	4.6	5.4	-14.8%
Southeast	4.4	4.2	4.8%
West	9.0	7.4	21.6%
ABSORPTION RATE			
NW Washington Co	2.4%	31.2%	-92.2%
North	15.6%	19.6%	-20.4%
Northeast	21.5%	18.6%	15.5%
Southeast	22.5%	23.6%	-4.5%
West	11.0%	13.5%	-18.1%

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Portland Condos – July 2025

Condos by Zip Code

YEAR TO DATE	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97201	106	109	-2.8%
97205	54	53	1.9%
97209	250	238	5.0%
97210	51	44	15.9%
97214	16	15	6.7%
97229	51	20	155.0%
97232	15	12	25.0%
97239	57	34	67.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	413.2	548.0	-24.6%
97205	786.1	1,253.2	-37.3%
97209	524.4	547.2	-4.2%
97210	561.9	497.9	12.9%
97214	376.7	410.8	-8.3%
97229	338.6	395.7	-14.4%
97232	282.0	349.2	-19.2%
97239	574.8	593.0	-3.1%
AVERAGE DAYS ON MKT			
97201	107	49	118.4%
97205	112	29	286.2%
97209	99	77	28.6%
97210	51	86	-40.7%
97214	36	45	-20.0%
97229	40	38	5.3%
97232	120	6	1900.0%
97239	30	77	-61.0%
SOLD VS. LIST PRICE			
97201	95.8%	98.4%	-2.7%
97205	99.7%	100.0%	-0.2%
97209	94.8%	97.4%	-2.7%
97210	99.2%	96.5%	2.8%
97214	97.8%	100.4%	-2.6%
97229	96.5%	98.8%	-2.4%
97232	99.9%	98.3%	1.7%
97239	97.6%	96.9%	0.7%

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MONTHS OF INVENTORY			
97201	7.6	7.8	-2.6%
97205	9.0	53.0	-83.0%
97209	12.5	9.9	26.3%
97210	5.7	5.5	3.6%
97229	2.7	2.1	28.6%
97214	12.8	2.9	341.4%
97232	5.0	6.0	-16.7%
97239	11.4	2.4	375.0%
ABSORPTION RATE			
97201	13.2%	12.8%	2.9%
97205	11.1%	1.8%	487.8%
97209	8.0%	10.0%	-20.6%
97210	17.6%	18.1%	-2.9%
97229	37.5%	46.6%	-19.6%
97214	7.8%	35.0%	-77.6%
97232	20.0%	16.6%	20.0%
97239	8.7%	41.1%	-78.7%