

BY THE NUMBERS

Portland Condos – Aug 2025

Condos by Area

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	39	19	105.3%
North	103	98	5.1%
Northeast	121	127	-4.7%
Southeast	132	110	20.0%
West	562	523	7.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	319.5	334.5	-4.5%
North	347.7	359.7	-3.3%
Northeast	315.6	333.8	-5.5%
Southeast	346.6	362.5	-4.4%
West	511.4	571.2	-10.5%
AVERAGE DAYS ON MKT			
NW Washington Co	71	48	47.9%
North	84	58	44.8%
Northeast	76	48	58.3%
Southeast	122	72	69.4%
West	88	73	20.5%
SOLD VS. LIST PRICE			
NW Washington Co	99.60%	92.57%	7.6%
North	98.04%	100.46%	-2.4%
Northeast	99.58%	99.41%	0.2%
Southeast	99.01%	99.75%	-0.7%
West	97.82%	97.70%	0.1%
MONTHS OF INVENTORY			
NW Washington Co	4.3	6.3	-31.7%
North	9.4	3.8	147.4%
Northeast	8.1	9.1	-11.0%
Southeast	4.3	3.2	34.4%
West	7.7	8.2	-6.1%
ABSORPTION RATE			
NW Washington Co	23.08%	15.79%	46.2%
North	10.68%	26.53%	-59.7%
Northeast	12.40%	11.02%	12.5%
Southeast	23.48%	30.91%	-24.0%
West	12.99%	12.24%	6.1%

BY THE NUMBERS

Portland Condos – Aug 2025

Condos by Zip Code

YEAR TO DATE	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97201	103	107	-3.7%
97205	55	55	0
97209	233	231	0.9%
97210	45	44	2.3%
97214	16	14	14.3%
97229	56	26	115.4%
97232	15	10	50.0%
97239	58	38	52.6%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	421.6	536.3	-21.4%
97205	653.6	1,026.8	-36.3%
97209	545.3	528.1	3.3%
97210	514.7	510.4	0.8%
97214	380.1	388.4	-2.1%
97229	346.7	383.8	-9.7%
97232	315.0	363.3	-13.3%
97239	575.7	563.7	2.1%
AVERAGE DAYS ON MKT			
97201	103	99	4.0%
97205	93	173	-46.2%
97209	96	88	9.1%
97210	85	110	-22.7%
97214	136	47	189.4%
97229	68	53	28.3%
97232	51	48	6.3%
97239	45	18	150.0%
SOLD VS. LIST PRICE			
97201	96.6%	96.8%	-0.2%
97205	95.6%	103.3%	-7.4%
97209	97.6%	96.0%	1.7%
97210	98.4%	98.6%	-0.1%
97214	95.7%	99.7%	-4.0%
97229	99.4%	98.3%	1.2%
97232	100.1%	100.0%	0.2%
97239	98.4%	97.0%	1.4%

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MONTHS OF INVENTORY			
97201	9.4	17.8	-47.2%
97205	11.0	55.0	-80.0%
97209	7.1	11.6	-38.8%
97210	3.5	6.3	-44.4%
97229	5.3	2.8	89.3%
97214	5.1	4.3	18.6%
97232	7.5	3.3	127.3%
97239	11.6	5.4	114.8%
ABSORPTION RATE			
97201	10.6%	5.6%	90.4%
97205	9.0%	1.8%	399.5%
97209	14.1%	8.6%	63.5%
97210	28.8%	15.9%	81.6%
97229	18.7%	35.7%	-47.5%
97214	19.6%	23.0%	-14.9%
97232	13.3%	30.0%	-55.6%
97239	8.6%	18.4%	-53.2%