

BY THE NUMBERS

Portland Condos – September 2025

Condos by Area

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	41	16	156.3%
North	102	94	8.5%
Northeast	111	128	-13.3%
Southeast	126	113	11.5%
West	549	523	5.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	321.7	337.3	-4.6%
North	362.8	360.3	0.7%
Northeast	315.4	330.6	-4.6%
Southeast	351	366.7	-4.3%
West	514.4	559.1	-8.0%
AVERAGE DAYS ON MKT			
NW Washington Co	32	51	-37.3%
North	171	81	111.1%
Northeast	94	55	70.9%
Southeast	60	55	9.1%
West	95	70	35.7%
SOLD VS. LIST PRICE			
NW Washington Co	97.99%	98.78%	-0.8%
North	98.53%	99.21%	-0.7%
Northeast	99.52%	99.31%	0.2%
Southeast	99.50%	99.93%	-0.4%
West	97.84%	97.71%	0.1%
MONTHS OF INVENTORY			
NW Washington Co	8.2	2.7	203.7%
North	12.8	6.7	91.0%
Northeast	5	6.4	-21.9%
Southeast	4.8	3.3	45.5%
West	8.1	15.4	-47.4%
ABSORPTION RATE			
NW Washington Co	12.20%	37.50%	-67.5%
North	7.84%	14.89%	-47.3%
Northeast	19.82%	15.63%	26.8%
Southeast	20.63%	30.09%	-31.4%
West	12.39%	6.50%	90.6%

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Portland Condos – September 2025

Condos by Zip Code

YEAR TO DATE	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97201	96	107	-10.3%
97205	47	57	-17.5%
97209	238	223	6.7%
97210	47	45	4.4%
97214	17	14	21.4%
97229	57	24	137.5%
97232	15	10	50.0%
97239	60	37	62.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	411.7	515.5	-20.1%
97205	694.8	959.2	-27.6%
97209	541.2	518.8	4.3%
97210	531	566.7	-6.3%
97214	372.2	407	-8.6%
97229	339.7	408.5	-16.8%
97232	283.9	337.2	-15.8%
97239	577.7	568.6	1.6%
AVERAGE DAYS ON MKT			
97201	105	104	1.0%
97205	98	177	-44.6%
97209	111	89	24.7%
97210	93	78	19.2%
97214	26	51	-49.0%
97229	32	47	-31.9%
97232	123	51	141.2%
97239	121	6	1916.7%
SOLD VS. LIST PRICE			
97201	99.36%	95.87%	3.6%
97205	88.42%	96.99%	-8.8%
97209	98.46%	97.77%	0.7%
97210	95.75%	96.84%	-1.1%
97214	98.67%	100.01%	-1.3%
97229	97.99%	98.99%	-1.0%
97232	98.61%	99.59%	-1.0%
97239	96.35%	96.12%	0.2%

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MONTHS OF INVENTORY			
97201	8.7	15.3	-43.10%
97205	15.7	57	-72.50%
97209	9.9	27.9	-64.50%
97210	11.8	7.5	57.30%
97229	3.4	2.8	21.40%
97214	11.4	3.4	235.30%
97232	7.5	2	275.00%
97239	6.7	37	-81.90%
ABSORPTION RATE			
97201	11.46%	6.54%	75.20%
97205	6.38%	1.75%	264.60%
97209	10.08%	3.59%	180.80%
97210	8.51%	13.33%	-36.20%
97229	29.41%	35.71%	-17.60%
97214	8.77%	29.17%	-69.90%
97232	13.33%	50.00%	-73.30%
97239	15.00%	2.70%	455.60%