

BY THE
Numbers
Portland Condos – EOY 2025

Condos by Area

GREATER PORTLAND BY AREA	2025	2024	% CHANGE
CLOSED SALES IN UNITS			
NW Washington Co./Sauvie Island	33	26	26.9%
North	30	20	50.0%
Northeast	76	87	-12.6%
Southeast	98	104	-5.8%
West/Raleigh Hills	93	95	-2.1%
AVERAGE SALES PRICE			
	(\$,000)	(\$,000)	
NW Washington Co/Sauvie Island	244.0	266.5	-8.4%
North	316.3	299.3	5.7%
Northeast	368.3	353.7	4.1%
Southeast	309.8	297.7	4.1%
West/Raleigh Hills	342.5	333.0	2.9%
AVERAGE DAYS ON MARKET			
NW Washington Co/Sauvie Island	79	52	51.9%
North	77	40	92.5%
Northeast	122	72	69.4%
Southeast	83	51	62.7%
West/Raleigh Hills	84	58	44.8%
SOLD VS. LIST PRICE			
NW Washington Co/Sauvie Island	99.0%	99.3%	-0.3%
North	97.9%	99.2%	-1.3%
Northeast	99.0%	99.5%	-0.5%
Southeast	99.6%	99.4%	0.1%
West/Raleigh Hills	99.5%	99.3%	0.2%
ABSORPTION RATE			
NW Washington Co/Sauvie Island	18.9%	24.6%	-23.3%
North	18.0%	25.8%	-30.1%
Northeast	18.5%	17.4%	6.3%
Southeast	21.7%	18.9%	15.1%
West/Raleigh Hills	29.9%	29.8%	0.4%

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Condos by Zip Code

GREATER PORTLAND BY ZIP	2025	2024	% CHANGE
CLOSED SALES IN UNITS			
97201	113	105	7.6%
97205	46	43	7.0%
97209	251	241	4.1%
97210	90	80	12.5%
97214	53	42	26.2%
97229	83	78	6.4%
97232	23	33	-30.3%
97239	82	94	-12.8%
AVERAGE SALES PRICE			
	(\$,000)	(\$,000)	
97201	391.9	391.9	0
97205	437.7	509.9	-14.2%
97209	457.6	469.6	-2.6%
97210	530.9	527.8	0.6%
97214	366.1	399.1	-8.3%
97229	351.7	346.4	1.5%
97232	328.8	329.7	-0.3%
97239	569.7	505.2	12.8%
AVERAGE DAYS ON MARKET			
97201	122	84	45.2%
97205	125	83	50.6%
97209	110	91	20.9%
97210	87	68	27.9%
97214	74	52	42.3%
97229	75	41	82.9%
97232	101	55	83.6%
97239	102	76	34.2%
SOLD VS. LIST PRICE			
97201	95.4%	96.8%	-1.5%
97205	96.7%	93.1%	3.8%
97209	96.5%	96.6%	-0.1%
97210	97.8%	99.1%	-1.3%
97214	99.3%	99.6%	-0.4%
97229	97.6%	99.3%	-1.7%
97232	98.9%	98.9%	0
97239	96.7%	97.8%	-1.1%

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ABSORPTION RATE			
97201	11.4%	11.3%	1.1%
97205	14.2%	9.1%	54.5%
97209	13.6%	12.1%	12.3%
97210	20.2%	18.0%	12.5%
97229	36.8%	23.3%	57.8%
97214	18.6%	23.2%	-19.5%
97232	21.3%	25.0%	-14.8%
97239	16.2%	20.0%	-19.0%