

BY THE Numbers

Portland Condos – December 2025

Condos by Area

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	30	20	50.00%
North	76	87	-12.60%
Northeast	98	104	-5.80%
Southeast	93	95	-2.10%
West	377	391	-3.60%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	316.3	299.3	5.70%
North	368.3	353.7	4.10%
Northeast	309.8	297.7	4.10%
Southeast	342.5	333	2.90%
West	500.5	575.2	-13.00%
AVERAGE DAYS ON MKT			
NW Washington Co	114	24	375.00%
North	98	84	16.70%
Northeast	84	81	3.70%
Southeast	66	124	-46.80%
West	102	100	2.00%
SOLD VS. LIST PRICE			
NW Washington Co	97.37%	95.58%	1.90%
North	98.23%	98.26%	0.00%
Northeast	98.45%	99.29%	-0.80%
Southeast	98.88%	98.66%	0.20%
West	94.41%	96.78%	-2.40%
MONTHS OF INVENTORY			
NW Washington Co	3.3	20	-83.50%
North	6.9	14.5	-52.40%
Northeast	5.2	4.5	15.60%
Southeast	4.4	4.8	-8.30%
West	6.5	8.1	-19.80%
ABSORPTION RATE			
NW Washington Co	30.00%	5.00%	500.00%
North	14.47%	6.90%	109.70%
Northeast	19.39%	22.12%	-12.30%
Southeast	22.58%	21.05%	7.30%
West	15.38%	12.28%	25.20%

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Condos by Zip Code

YEAR TO DATE	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97201	82	77	6.5%
97205	27	39	-30.8%
97209	153	165	-7.3%
97210	37	37	0
97214	12	15	-20.0%
97229	37	28	32.1%
97232	9	11	-18.2%
97239	42	39	7.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	411.0	537.3	-23.5%
97205	526.7	898.4	-41.4%
97209	538.1	559.6	-3.8%
97210	553.2	628.2	-11.9%
97214	385.1	373.0	3.2%
97229	332.1	348.8	-4.8%
97232	300.8	282.3	6.6%
97239	595.4	520.3	14.4%
AVERAGE DAYS ON MKT			
97201	117	96	21.9%
97205	74	109	-32.1%
97209	111	132	-15.9%
97210	97	56	73.2%
97214	16	96	-83.3%
97229	102	13	684.6%
97232	129	20	545.0%
97239	104	119	-12.6%
SOLD VS. LIST PRICE			
97201	99.0%	98.1%	1.0%
97205	97.6%	96.1%	1.6%
97209	92.4%	94.4%	-2.1%
97210	97.3%	99.0%	-1.6%
97214	99.6%	99.6%	0.0%
97229	94.5%	97.5%	-3.1%
97232	99.0%	98.1%	0.9%
97239	94.3%	98.5%	-4.2%

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MONTHS OF INVENTORY			
97201	8.2	15.4	-46.8%
97205	13.5	7.8	73.1%
97209	6.7	10.3	-35.0%
97210	6.2	12.3	-49.6%
97229	4.0	5.0	-20.0%
97214	3.4	14	-75.7%
97232	3.0	5.5	-45.5%
97239	5.3	3.9	35.9%
ABSORPTION RATE			
97201	12.2%	6.4%	88.0%
97205	7.4%	12.8%	-42.2%
97209	15.0%	9.7%	54.9%
97210	16.2%	8.1%	100.0%
97229	25.0%	20.0%	25.0%
97214	29.7%	7.1%	316.4%
97232	33.3%	18.1%	83.3%
97239	19.0%	25.6%	-25.7%