

BY THE
Numbers
Portland Condos – January 2026

Condos by Area

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	30	23	30.4%
North	77	94	-18.1%
Northeast	104	108	-3.7%
Southeast	85	99	-14.1%
West	386	383	0.8%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	312.3	315.4	-1.0%
North	359.9	349.5	3.0%
Northeast	303.2	293.7	3.2%
Southeast	340.8	333.2	2.3%
West	490.1	554.0	-11.5%
AVERAGE DAYS ON MKT			
NW Washington Co	160	71	125.4%
North	138	134	3.0%
Northeast	76	100	-24.0%
Southeast	88	109	-19.3%
West	76	120	-36.7%
SOLD VS. LIST PRICE			
NW Washington Co	96.6%	98.6%	-2.1%
North	97.9%	99.4%	-1.5%
Northeast	98.4%	98.9%	-0.5%
Southeast	99.0%	100.7%	-1.7%
West	97.5%	97.1%	0.3%
MONTHS OF INVENTORY			
NW Washington Co	10	3.8	163.2%
North	9.6	6.7	43.3%
Northeast	6.5	7.2	-9.7%
Southeast	6.5	4.7	38.3%
West	9.9	9.6	3.1%
ABSORPTION RATE			
NW Washington Co	10.0%	26.0%	-61.7%
North	10.3%	14.8%	-30.2%
Northeast	15.3%	13.8%	10.7%
Southeast	15.2%	21.2%	-27.9%
West	10.1%	10.4%	-3.3%

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Condos by Zip Code

YEAR TO DATE	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97201	76	76	0
97205	23	37	-37.8%
97209	163	155	5.2%
97210	37	37	0
97214	11	14	-21.4%
97229	38	32	18.8%
97232	12	13	-7.7%
97239	43	38	13.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	422.6	512.7	-17.6%
97205	516.0	978.7	-47.3%
97209	526.0	536.5	-2.0%
97210	564.2	544.9	3.5%
97214	398.4	359.4	10.9%
97229	329.2	363.2	-9.4%
97232	337.2	294.1	14.7%
97239	539.2	514.8	4.7%
AVERAGE DAYS ON MKT			
97201	66	98	-32.7%
97205	128	132	-3.0%
97209	86	149	-42.3%
97210	49	71	-31.0%
97214	75	131	-42.7%
97229	100	87	14.9%
97232	118	216	-45.4%
97239	37	145	-74.5%
SOLD VS. LIST PRICE			
97201	94.6%	97.5%	-3.0%
97205	97.0%	99.4%	-2.4%
97209	97.6%	97.5%	0.2%
97210	97.7%	97.9%	-0.2%
97214	100.2%	101.6%	-1.4%
97229	98.5%	99.0%	-0.6%
97232	98.8%	97.3%	1.6%
97239	97.1%	93.1%	4.3%

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MONTHS OF INVENTORY			
97201	15.2	15.2	0
97205	3.8	18.5	-79.5%
97209	10.2	9.7	5.2%
97210	12.3	7.4	66.2%
97229	11.0	4.7	134.0%
97214	6.3	4.6	37.0%
97232	6.0	6.5	-7.70%
97239	21.5	7.6	182.9%
ABSORPTION RATE			
97201	6.5%	6.5%	0
97205	26.0%	5.4%	382.3%
97209	9.8%	10.3%	-4.8%
97210	8.1%	13.5%	-40.0 %
97229	9.0%	21.4%	-57.6%
97214	15.7%	21.8%	-27.8%
97232	16.6%	15.3%	8.4%
97239	4.6%	13.1%	-64.7%