

BY THE
Numbers
Portland Condos – February 2026

Condos by Area

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	28	22	27.3%
North	86	86	0
Northeast	108	94	14.9%
Southeast	95	104	-8.7%
West	434	429	1.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	295.4	351.3	-15.9%
North	357.6	375.1	-4.7%
Northeast	311.2	304.6	2.2%
Southeast	338.1	334.9	1.0%
West	486.9	557.4	-12.6%
AVERAGE DAYS ON MKT			
NW Washington Co	66	50	32.0%
North	164	78	110.3%
Northeast	92	70	31.4%
Southeast	100	71	40.8%
West	159	121	31.4%
SOLD VS. LIST PRICE			
NW Washington Co	99.3%	97.8%	1.5%
North	95.9%	100.1%	-4.2%
Northeast	99.8%	100.5%	-0.6%
Southeast	98.5%	100.6%	-2.1%
West	96.5%	96.1%	0.4%
MONTHS OF INVENTORY			
NW Washington Co	7.0	3.7	89.2%
North	6.6	6.1	8.2%
Northeast	4.9	4.1	19.5%
Southeast	4.0	3.7	8.1%
West	9.9	8.1	22.2%
ABSORPTION RATE			
NW Washington Co	14.2%	27.2%	-47.6%
North	15.1%	16.2%	-7.1%
Northeast	20.3%	24.4%	-16.8%
Southeast	25.2%	26.9%	-6.2%
West	10.1%	12.3%	-17.9%

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Condos by Zip Code

YEAR TO DATE	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97201	75	84	-10.7%
97205	46	43	7.0%
97209	174	178	-2.2%
97210	36	40	-10.0%
97214	11	12	-8.3%
97229	37	31	19.4%
97232	13	12	8.3%
97239	42	39	7.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	402.3	485.3	-17.1%
97205	587.8	895.3	-34.3%
97209	519.6	539.5	-3.7%
97210	505.6	622.2	-18.7%
97214	395.5	349.7	13.1%
97229	327.2	383.9	-14.8%
97232	335.1	311.3	7.7%
97239	569.3	577.9	-1.5%
AVERAGE DAYS ON MKT			
97201	161	211	-23.7%
97205	173	164	5.5%
97209	203	97	109.3%
97210	23	98	-76.5%
97214	58	71	-18.3%
97229	28	50	-44.0%
97232	92	73	26.0%
97239	114	55	107.3%
SOLD VS. LIST PRICE			
97201	95.9%	94.1%	1.8%
97205	95.2%	94.5%	0.8%
97209	96.2%	96.2%	-0.1%
97210	100.3%	97.3%	3.1%
97214	92.9%	97.6%	-4.8%
97229	98.9%	97.8%	1.1%
97232	98.0%	99.3%	-1.3%
97239	93.3%	100.1%	-6.8%

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MONTHS OF INVENTORY			
97201	6.8	8.4	-19.0%
97205	11.5	6.1	88.5%
97209	10.2	7.1	43.7%
97210	12.0	8.0	50.0%
97229	3.7	6.0	-38.3%
97214	9.3	5.2	78.8%
97232	6.5	6.0	8.3%
97239	10.5	13	-19.2%
ABSORPTION RATE			
97201	14.6%	11.9%	23.3%
97205	8.7%	16.2%	-46.6%
97209	9.7%	14.0%	-30.4%
97210	8.3%	12.5%	-33.4%
97229	27.2%	16.6%	63.6%
97214	10.8%	19.3%	-44.1%
97232	15.3%	16.6%	-7.7%
97239	9.5%	7.6%	23.8%