

BY THE
Numbers
Portland Condos – April 2026

Condos by Area

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
NW Washington Co.	28	35	-20.0%
North	107	100	7.0%
Northeast	113	92	22.8%
Southeast	121	103	17.5%
West	513	534	-3.9%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
NW Washington Co	315.2	346.4	-9.0%
North	331.1	364.9	-9.3%
Northeast	313.5	316.2	-0.9%
Southeast	342.1	334.4	2.3%
West	474.5	506.8	-6.4%
AVERAGE DAYS ON MKT			
NW Washington Co	172	88	95.5%
North	79	88	-10.2%
Northeast	122	100	22.0%
Southeast	70	98	-28.6%
West	95	82	15.9%
SOLD VS. LIST PRICE			
NW Washington Co	98.5%	98.0%	0.6%
North	97.9%	99.0%	-1.1%
Northeast	99.9%	98.4%	1.5%
Southeast	99.3%	99.1%	0.2%
West	98.9%	97.5%	1.5%
MONTHS OF INVENTORY			
NW Washington Co	7.0	5.0	40.0%
North	11.9	7.7	54.5%
Northeast	4.3	3.1	38.7%
Southeast	4.0	2.8	42.9%
West	7.0	9.2	-23.9%
ABSORPTION RATE			
NW Washington Co	14.2%	20.0%	-28.6%
North	8.4%	13.0%	-35.3%
Northeast	23.0%	32.6%	-29.4%
Southeast	24.7%	35.9%	-31.0%
West	14.2%	10.8%	31.0%

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Condos by Zip Code

YEAR TO DATE	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97201	93	104	-10.6%
97205	50	54	-7.4%
97209	187	225	-16.9%
97210	46	52	-11.5%
97214	13	14	-7.1%
97229	34	51	-33.3%
97232	15	17	-11.8%
97239	53	40	32.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97201	415.2	449.9	-7.7%
97205	629.3	789.0	-20.2%
97209	477.9	506.6	-5.7%
97210	515.4	505.3	2.0%
97214	382.1	402.1	-5.0%
97229	364.9	371.6	-1.8%
97232	319.4	318.7	0.2%
97239	575.4	500.	15.1%
AVERAGE DAYS ON MKT			
97201	92	142	-35.2%
97205	64	152	-57.9%
97209	130	82	58.5%
97210	133	49	171.4%
97214	5	136	-96.3%
97229	113	88	28.4%
97232	68	74	-8.1%
97239	167	67	149.3%
SOLD VS. LIST PRICE			
97201	97.5%	96.4%	1.2%
97205	99.3%	98.7%	0.7%
97209	99.6%	97.1%	2.5%
97210	98.3%	97.1%	1.2%
97214	100.0%	98.2%	1.7%
97229	98.2%	98.0%	0.2%
97232	100.4%	99.1%	1.4%
97239	97.2%	98.4%	-1.2%

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MONTHS OF INVENTORY			
97201	11.6	14.9	-22.1%
97205	2.9	27.0	-89.3%
97209	8.1	12.5	-35.2%
97210	4.6	3.7	24.3%
97229	13	7.0	85.7%
97214	4.9	7.3	-32.9%
97232	3.0	17.0	-82.4%
97239	26.5	4.0	562.5%
ABSORPTION RATE			
97201	8.6%	6.7%	27.8%
97205	34.0%	3.7%	818.9%
97209	12.3%	8.0%	53.8%
97210	21.7%	26.9%	-19.2%
97229	7.6%	14.2%	-46.2%
97214	20.5%	13.7%	50.0%
97232	33.3%	5.8%	466.8%
97239	3.7%	25.0%	-84.9%