



Portland Condos

MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

4.2

→ Balanced

Median Days on Market

42

94 avg DOM

List-to-Sale Ratio

94.4%

→ list-to-sale

New Listings

188

→ May 2026

Active Listings

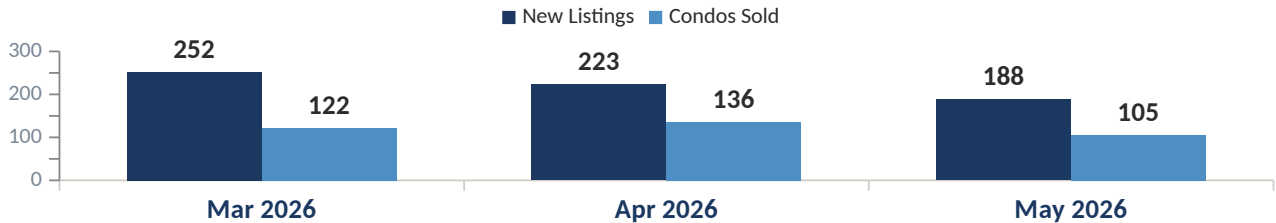
445

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. condos sold — Mar 2026 - May 2026



Median List Price (Active Listings)

\$325K

445 active listings at month end

Median Sold Price (Closed May)

\$340K

105 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$369

Based on sold homes with sqft data

NEW LISTINGS

188

PENDING

122

EXPIRED

83

CLOSED SALES

105

Price Tier Comparison — May 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$300K	37	35.2%	Strong
\$300K – \$400K	38	36.2%	Highest volume
\$400K – \$500K	9	8.6%	Limited
\$500K – \$700K	9	8.6%	Limited
\$700K+	12	11.4%	Limited

By Submarket

Pearl District

Closed Sales
17

Median Sold Price
\$355,000

Avg \$/Sq Ft
\$380

Avg DOM
155 days

Active Listings
92

Months of Supply
5.4 mos

More Buyer Leverage

South Waterfront

Closed Sales
3

Median Sold Price
\$350,000

Avg \$/Sq Ft
\$395

Avg DOM
31 days

Active Listings
35

Months of Supply
11.7 mos

More Buyer Leverage

Alphabet + Close-in SW

Closed Sales
27

Median Sold Price
\$330,000

Avg \$/Sq Ft
\$449

Avg DOM
70 days

Active Listings
129

Months of Supply
4.8 mos

Balanced

Northeast Portland

Closed Sales
16

Median Sold Price
\$285,000

Avg \$/Sq Ft
\$291

Avg DOM
104 days

Active Listings
49

Months of Supply
3.1 mos

Balanced

Southeast Portland

Closed Sales
29

Median Sold Price
\$380,000

Avg \$/Sq Ft
\$341

Avg DOM
72 days

Active Listings
78

Months of Supply
2.7 mos

Seller's Market

North Portland

Closed Sales
13

Median Sold Price
\$315,000

Avg \$/Sq Ft
\$340

Avg DOM
113 days

Active Listings
62

Months of Supply
4.8 mos

Balanced

By Building

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	DOM
Pearl District							
The Pinnacle	3	\$350,000	2	\$583,000	1,238	\$412	158
The Henry	1	\$600,000	2	\$735,000	1,469	\$453	140
The Avenue	5	\$459,000	1	\$430,000	1,189	\$343	339
Bridgeport	4	\$442,000	1	\$379,000	1,103	\$386	41
The Encore	3	\$690,000	1	\$355,000	1,391	\$386	9
The Lexis	2	\$277,000	1	\$390,000	992	\$266	60
Marshall Wells	2	\$368,000	1	\$320,000	981	\$320	12
Vista	2	\$387,000	1	\$975,000	1,092	\$608	222
Riverstone	0	—	1	\$595,000	1,188	\$501	112
Waterfront Pearl	4	\$764,000	0	—	1,443	—	—
937 Condos	3	\$499,000	0	—	1,153	—	—
Chown Pella	3	\$450,000	0	—	1,220	—	—
The McKenzie	3	\$475,000	0	—	1,207	—	—
Streetcar Lofts	3	\$285,000	0	—	660	—	—
The Edge	2	\$382,000	0	—	1,040	—	—
Park Place	2	\$429,000	0	—	1,029	—	—
Tanner Place	2	\$712,000	0	—	1,478	—	—
The Casey	1	\$749,000	0	—	1,663	—	—
The Metropolitan	1	\$675,000	0	—	1,307	—	—
The Cosmopolitan	1	\$635,000	0	—	1,202	—	—
Pearl Lofts	1	\$549,000	0	—	1,610	—	—
Irving Street Lofts	1	\$279,000	0	—	860	—	—

By Building (cont.)

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	DOM
South Waterfront							
The John Ross	4	\$392,000	1	\$284,000	1,246	\$359	35
The Atwater	5	\$599,000	0	—	1,393	—	—
The Meriwether	3	\$695,000	0	—	1,809	—	—
Alphabet + Close-in SW							
The Ritz-Carlton (Block 216)	8	\$1,060,000	7	\$870,000	1,494	\$750	14
Harrison Tower	6	\$242,000	1	\$200,000	831	\$276	12
The Westerly	1	\$1,345,000	1	\$455,000	1,416	\$511	3
The Civic	6	\$270,000	0	—	876	—	—
Benson Tower	2	\$382,000	0	—	888	—	—
The Westover	1	\$738,000	0	—	1,588	—	—
Vista House	1	\$465,000	0	—	1,098	—	—

Portland Condos May Market Stats



Sourced from MLS: Portland Condos, Oregon Date Range: 05/01/26-05/31/26 Zip codes:

Price Range	Number of Active Listings	New Listings	Number of Closed Listings	Months of Inventory	Expired Listings Last 3 Months	Closed Listings Last 3 Months	Average Original List Price of Sold Homes	Average Final List Price of Sold Homes	Average Sale Price of Sold Homes	List to Sales Ratio	Average Days on Market (Solds)	Average Days on Market (Active)
\$150k-\$175k	10	7	5	2.0	3	8	\$159,980	\$143,600	\$139,620	-12.73%	283	43
\$175k-\$200k	27	11	4	6.8	12	10	\$187,200	\$183,450	\$185,225	-1.06%	93	59
\$200k-\$225k	23	6	6	3.8	2	12	\$209,483	\$198,467	\$195,500	-6.68%	80	61
\$225k-\$250k	45	14	7	6.4	3	30	\$242,629	\$239,643	\$238,786	-1.58%	123	61
\$250k-\$275k	34	12	1	34.0	8	8	\$274,900	\$273,900	\$272,900	-0.73%	42	54
\$275k-\$300k	52	17	7	7.4	10	31	\$295,957	\$295,957	\$291,900	-1.37%	28	61
\$300k-\$325k	24	10	7	3.4	4	16	\$318,800	\$311,521	\$308,829	-3.13%	38	51
\$325k-\$350k	35	20	11	3.2	4	37	\$335,245	\$315,031	\$314,608	-6.16%	329	51
\$350k-\$375k	16	7	6	2.7	6	20	\$364,942	\$357,300	\$352,242	-3.48%	99	53
\$375k-\$400k	32	18	17	1.9	9	40	\$391,724	\$371,971	\$362,982	-7.34%	115	53
\$400k-\$425k	13	7	5	2.6	3	16	\$419,920	\$409,920	\$408,940	-2.61%	127	43
\$425k-\$450k	23	13	5	4.6	2	24	\$438,940	\$420,940	\$405,780	-7.55%	115	50
\$450k-\$475k	6	2	1	6.0	3	11	\$455,000	\$455,000	\$455,000	0.00%	3	55
\$475k-\$500k	12	8	3	4.0	0	11	\$493,300	\$469,667	\$450,333	-8.71%	208	52
\$500k-\$550k	15	6	4	3.8	1	11	\$527,094	\$509,725	\$511,225	-3.01%	107	62
\$550k-\$600k	18	7	4	4.5	1	12	\$584,975	\$572,475	\$571,439	-2.31%	24	57
\$600k-\$650k	7	0	3	2.3	0	11	\$624,167	\$624,167	\$617,500	-1.07%	53	65
\$650k-\$700k	14	6	1	14.0	2	6	\$679,000	\$649,000	\$635,000	-6.48%	225	49
\$700k-\$750k	5	3	NA	—	1	5	NA	NA	NA	NA	NA	41
\$750k-\$800k	5	1	4	1.2	1	6	\$774,725	\$774,725	\$764,625	-1.30%	16	57
\$800k-\$900k	6	2	3	2.0	3	13	\$858,333	\$858,333	\$835,000	-2.72%	40	62
\$900k-\$1M	3	0	NA	—	0	3	NA	NA	NA	NA	NA	47
\$1M-\$1.25M	9	6	2	4.5	1	16	\$1,110,000	\$1,045,000	\$1,007,500	-9.23%	112	47
\$1.25M-\$1.5M	6	2	2	3.0	0	6	\$1,275,000	\$1,275,000	\$1,275,000	0.00%	16	66
\$1.5M-\$2M	5	2	NA	—	1	5	NA	NA	NA	NA	NA	51
\$2M-\$2.5M	1	1	1	1.0	0	2	\$2,100,000	\$1,795,000	\$1,415,000	-32.62%	942	15
\$2.5M-\$3M	0	0	1	0.0	0	1	\$2,755,000	\$2,755,000	\$2,755,000	0.00%	1	NA
\$3M+	0	0	NA	—	1	0	NA	NA	NA	NA	NA	NA
Market Totals	455	193	115	4.0	84	380	\$441,787	\$427,090	\$417,948	-5.40%	127	55