



Portland Condos

By The Numbers

June 2026



MARKET CONDITIONS

Seller's Market

Balanced

Buyer's Market

Months of Inventory

6.4

→ Buyer's Market

Median Days on Market

67

104 avg DOM

List-to-Sale Ratio

94.1%

→ list-to-sale

New Listings

179

→ June 2026

Active Listings

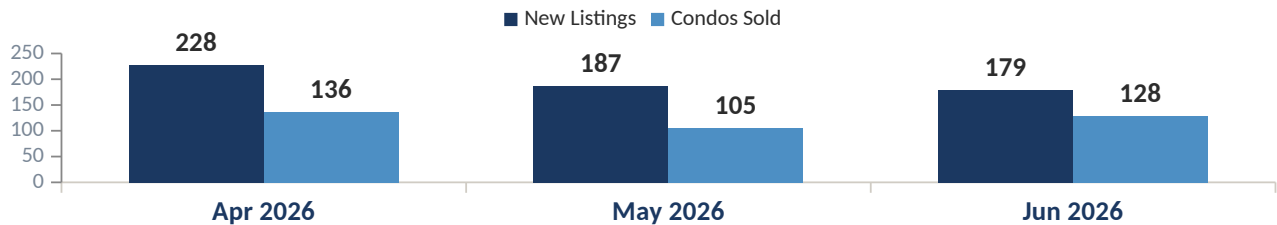
822

Current inventory

Market Activity — 3 Month Overview

LISTING & SALES ACTIVITY

New listings vs. condos sold — Apr 2026 – Jun 2026



Median List Price (Active Listings)

\$325K

822 active listings at month end

Median Sold Price (Closed Jun)

\$342K

128 homes closed this month

Avg Price Per Sq Ft (Sold Homes)

\$329

Based on sold homes with sqft data

NEW LISTINGS

179

PENDING

118

EXPIRED

107

CLOSED SALES

128

Price Tier Comparison — June 2026 Closed Sales

Price Range	Closed Sales	Share of Market	Volume
Under \$300K	50	39.1%	Highest volume
\$300K – \$400K	35	27.3%	Strong
\$400K – \$500K	23	18.0%	Moderate
\$500K – \$700K	10	7.8%	Limited
\$700K+	10	7.8%	Limited

By Submarket

Pearl District

Closed Sales

26

Median Sold Price

\$345,000

Avg \$/Sq Ft

\$329

Median DOM

72 days

Active Listings

187

Months of Supply

7.2 mos

Buyer's Market

South Waterfront

Closed Sales

9

Median Sold Price

\$535,000

Avg \$/Sq Ft

\$385

Median DOM

86 days

Active Listings

62

Months of Supply

6.9 mos

Buyer's Market

Alphabet + Close-in SW

Closed Sales

31

Median Sold Price

\$300,000

Avg \$/Sq Ft

\$346

Median DOM

68 days

Active Listings

232

Months of Supply

7.5 mos

Buyer's Market

Northeast Portland

Closed Sales

18

Median Sold Price

\$302,000

Avg \$/Sq Ft

\$287

Median DOM

41 days

Active Listings

97

Months of Supply

5.4 mos

Buyer's Market

Southeast Portland

Closed Sales

30

Median Sold Price

\$361,000

Avg \$/Sq Ft

\$320

Median DOM

69 days

Active Listings

130

Months of Supply

4.3 mos

Balanced

North Portland

Closed Sales

14

Median Sold Price

\$348,000

Avg \$/Sq Ft

\$329

Median DOM

58 days

Active Listings

114

Months of Supply

8.1 mos

Buyer's Market

By Building

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	Med DOM
Pearl District							
The Encore	1	\$1,300,000	3	\$413,000	1,683	\$375	106
Waterfront Pearl	10	\$635,000	2	\$640,000	1,530	\$371	88
Tanner Place	3	\$525,000	2	\$732,000	1,407	\$405	44
The Edge	6	\$365,000	1	\$245,000	1,076	\$293	189
Park Place	6	\$475,000	1	\$424,000	1,210	\$408	67
Streetcar Lofts	6	\$287,000	1	\$300,000	927	\$414	56
937 Condos	5	\$499,000	1	\$355,000	1,154	\$322	94
The Avenue	5	\$285,000	1	\$384,000	938	\$319	34
Marshall Wells	4	\$338,000	1	\$335,000	893	\$330	34
Irving Street Lofts	2	\$362,000	1	\$285,000	1,146	\$240	36
The Cosmopolitan	7	\$689,000	0	—	1,274	—	—
Bridgeport	7	\$399,000	0	—	1,165	—	—
The Lexis	6	\$277,000	0	—	755	—	—
Vista	6	\$580,000	0	—	1,267	—	—
The Metropolitan	5	\$675,000	0	—	1,613	—	—
The Henry	5	\$600,000	0	—	1,387	—	—
Chown Pella	5	\$359,000	0	—	1,086	—	—
The Pinnacle	5	\$395,000	0	—	1,140	—	—
The McKenzie	4	\$425,000	0	—	1,211	—	—
The Casey	3	\$875,000	0	—	1,744	—	—
Pearl Lofts	2	\$499,000	0	—	1,243	—	—
Riverstone	2	\$725,000	0	—	1,715	—	—
The Elizabeth	1	\$550,000	0	—	1,563	—	—

By Building (cont.)

Building	Active	Median List	Sold	Median Sold	Avg SqFt	\$/SqFt	Med DOM
Pearl District (cont.)							
North Park Lofts	1	\$299,000	0	—	827	—	—
South Waterfront							
The Strand	11	\$750,000	2	\$555,000	1,880	\$408	49
The Atwater	6	\$614,000	2	\$1,148,000	1,699	\$514	110
The Meriwether	10	\$442,000	1	\$1,050,000	1,463	\$441	278
The John Ross	10	\$257,000	0	—	1,014	—	—
Alphabet + Close-in SW							
Harrison Tower	18	\$235,000	1	\$172,000	813	\$297	2
The Civic	7	\$275,000	1	\$245,000	953	\$339	137
Benson Tower	7	\$349,000	1	\$309,000	779	\$428	—
Vista House	2	\$682,000	1	\$1,680,000	2,367	\$460	205
The Westerly	1	\$1,345,000	1	\$460,000	1,431	\$500	195
The Ritz-Carlton (Block 216)	14	\$1,122,000	0	—	1,478	—	—
The Westover	4	\$618,000	0	—	1,604	—	—

Portland Condos June Market Stats



Sourced from MLS: Portland Condos, Oregon Date Range: 06/01/26-06/30/26 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	Median Days on Market (Solds)	Median Days on Market (Active)
\$125k-\$150k	13	0	1	13.0	2	7	\$149,900	\$126,900	\$126,900	-15.34%	427	140
\$150k-\$175k	22	5	4	5.5	4	10	\$163,625	\$158,850	\$173,000	5.73%	28	96
\$175k-\$200k	65	11	10	6.5	15	17	\$190,630	\$178,180	\$174,270	-8.58%	41	117
\$200k-\$225k	50	7	NA	—	3	9	NA	NA	NA	NA	NA	118
\$225k-\$250k	73	21	8	9.1	6	27	\$237,338	\$232,712	\$229,150	-3.45%	66	89
\$250k-\$275k	54	13	4	13.5	11	9	\$262,100	\$252,238	\$249,738	-4.72%	106	75
\$275k-\$300k	97	25	10	9.7	11	30	\$292,709	\$282,609	\$282,450	-3.50%	46	106
\$300k-\$325k	38	7	8	4.8	5	19	\$313,225	\$288,725	\$289,925	-7.44%	88	104
\$325k-\$350k	72	19	14	5.1	6	38	\$339,057	\$322,093	\$325,107	-4.11%	46	98
\$350k-\$375k	32	6	8	4.0	6	21	\$358,470	\$328,988	\$324,062	-9.60%	200	130
\$375k-\$400k	56	11	13	4.3	11	46	\$393,777	\$381,654	\$380,904	-3.27%	86	98
\$400k-\$425k	16	2	5	3.2	4	18	\$417,079	\$408,079	\$403,000	-3.38%	23	55
\$425k-\$450k	23	7	9	2.6	2	22	\$440,255	\$416,256	\$399,844	-9.18%	65	110
\$450k-\$475k	14	5	3	4.7	3	9	\$459,333	\$450,667	\$439,667	-4.28%	27	106
\$475k-\$500k	24	4	4	6.0	0	12	\$489,500	\$475,750	\$452,250	-7.61%	48	91
\$500k-\$550k	23	4	5	4.6	3	14	\$522,780	\$486,760	\$475,800	-8.99%	107	119
\$550k-\$600k	31	7	4	7.8	1	13	\$565,225	\$550,225	\$557,500	-1.37%	104	103
\$600k-\$650k	11	5	2	5.5	2	7	\$629,500	\$607,500	\$623,500	-0.95%	40	43
\$650k-\$700k	19	7	4	4.8	2	6	\$675,750	\$654,500	\$641,250	-5.11%	42	90
\$700k-\$750k	10	1	2	5.0	1	6	\$737,000	\$724,500	\$705,700	-4.25%	72	136
\$750k-\$800k	18	7	2	9.0	3	7	\$750,000	\$594,500	\$594,500	-20.73%	208	80
\$800k-\$900k	16	2	2	8.0	3	9	\$897,000	\$799,500	\$770,000	-14.16%	104	166
\$900k-\$1M	11	2	NA	—	0	2	NA	NA	NA	NA	NA	209
\$1M-\$1.25M	17	3	2	8.5	1	11	\$1,147,000	\$1,147,000	\$1,060,000	-7.59%	49	111
\$1.25M-\$1.5M	13	2	1	13.0	0	3	\$1,375,000	\$1,190,000	\$1,050,000	-23.64%	278	113
\$1.5M-\$2M	9	3	2	4.5	0	4	\$1,780,000	\$1,530,000	\$1,415,000	-20.51%	194	90
\$2M-\$2.5M	2	0	NA	—	0	1	NA	NA	NA	NA	NA	170
\$2.5M-\$3M	0	0	NA	—	0	1	NA	NA	NA	NA	NA	NA
\$3M+	1	0	NA	—	1	0	NA	NA	NA	NA	NA	334
Market Totals	835	187	131	6.4	108	385	\$418,244	\$394,413	\$384,271	-8.12%	67	104