



# By the Numbers

2.24

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
MARCH 2024



## BY THE NUMBERS

Neighborhood Snapshot – February 2024

NEIGHBORHOOD SNAPSHOT	Feb 2024	Feb 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	486.0	459.7	5.7%
NW Washington Co or Sauvie Island	756.2	733.5	3.1%
Portland North	504.4	456.3	10.5%
Portland Northeast	548.9	535.3	2.5%
Portland Southeast	486.8	493.3	-1.3%
Portland West/Raleigh Hills	662.8	650.8	1.8%
Beaverton/Aloha	538.2	511.5	5.2%
Hillsboro/Forest Grove	544.7	528.4	3.1%
Tigard/Tualatin/Sherwood/Wilsonville	636.9	591.6	7.7%
Lake Oswego/West Linn	1,008.6	956.1	5.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	534.5	575.9	-7.2%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	251	236	6.4%
NW Washington Co or Sauvie Island	193	136	41.9%
Portland North	224	131	71.0%
Portland Northeast	303	261	16.1%
Portland Southeast	449	396	13.4%
Portland West/Raleigh Hills	697	542	28.6%
Beaverton/Aloha	230	174	32.2%
Hillsboro/Forest Grove	287	224	28.1%
Tigard/Tualatin/Sherwood/Wilsonville	371	254	46.1%
Lake Oswego/West Linn	201	180	11.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	370	317	16.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	640.7	672.7	-4.8%
NW Washington Co or Sauvie Island	944.1	1,010.7	-6.6%
Portland North	681.1	703.2	-3.1%
Portland Northeast	760.0	647.6	17.4%
Portland Southeast	666.0	622.5	7.0%
Portland West/Raleigh Hills	841.1	866.2	-2.9%
Beaverton/Aloha	714.8	666.2	7.3%
Hillsboro/Forest Grove	772.6	775.4	-0.4%
Tigard/Tualatin/Sherwood/Wilsonville	801.0	865.7	-7.5%
Lake Oswego/West Linn	1,574.0	2,004.6	-21.5%
Milwaukie /Happy Valley/Clckmas/Dmscus	850.2	910.4	-6.6%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	59	52	13.5%
NW Washington Co or Sauvie Island	42	62	-32.3%
Portland North	58	53	9.4%
Portland Northeast	36	50	-28.0%
Portland Southeast	50	54	-7.4%
Portland West/Raleigh Hills	66	69	-4.3%
Beaverton/Aloha	55	46	19.6%
Hillsboro/Forest Grove	60	45	33.3%
Tigard/Tualatin/Sherwood/Wilsonville	62	48	29.2%
Lake Oswego/West Linn	48	42	14.3%
Milwaukie /Happy Valley/Clckmas/Dmscus	55	54	1.9%



## BY THE NUMBERS

Neighborhood Snapshot – February 2024

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	99.1%	98.6%	0.5%
NW Washington Co or Sauvie Island	98.4%	99.2%	-0.8%
Portland North	99.8%	99.0%	0.8%
Portland Northeast	100.0%	100.3%	-0.3%
Portland Southeast	100.1%	99.0%	1.1%
Portland West/Raleigh Hills	97.6%	98.4%	-0.8%
Beaverton/Aloha	99.0%	98.7%	0.4%
Hillsboro/Forest Grove	98.6%	98.3%	0.3%
Tigard/Tualatin/Sherwood/Wilsonville	98.3%	98.3%	-0.1%
Lake Oswego/West Linn	98.8%	98.6%	0.2%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.5%	97.8%	1.7%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	3.1	2.1	47.6%
NW Washington Co or Sauvie Island	2.6	1.8	44.4%
Portland North	3.6	1.7	111.8%
Portland Northeast	2.6	1.5	73.3%
Portland Southeast	3.1	1.8	72.2%
Portland West/Raleigh Hills	5.6	3.5	60.0%
Beaverton/Aloha	2.1	1.5	40.0%
Hillsboro/Forest Grove	3.0	1.8	66.7%
Tigard/Tualatin/Sherwood/Wilsonville	3.1	2.6	19.2%
Lake Oswego/West Linn	3.0	2.9	3.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.9	2.8	3.6%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	32.6%	47.8%	-31.8%
NW Washington Co or Sauvie Island	37.8%	56.6%	-33.2%
Portland North	27.6%	60.3%	-54.1%
Portland Northeast	37.9%	64.7%	-41.4%
Portland Southeast	32.0%	55.3%	-42.0%
Portland West/Raleigh Hills	17.7%	28.4%	-37.4%
Beaverton/Aloha	47.1%	66.3%	-28.9%
Hillsboro/Forest Grove	33.6%	54.4%	-38.3%
Tigard/Tualatin/Sherwood/Wilsonville	32.3%	38.7%	-16.6%
Lake Oswego/West Linn	32.8%	34.4%	-4.6%
Milwaukie /Happy Valley/Clckmas/Dmscus	34.3%	35.6%	-3.7%

## BY THE NUMBERS

Beaverton/Hillsboro – February 2024

	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	22	12	83.3%
97006	47	22	113.6%
97007	101	94	7.4%
97008	22	17	29.4%
97123	142	92	54.3%
97124	54	35	54.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	628.2	504.2	24.6%
97006	434.3	420.4	3.3%
97007	914.7	764.0	19.7%
97008	539.5	485.1	11.2%
97123	740.9	877.5	-15.6%
97124	1,132.70	990.4	14.4%
<b>AVERAGE DAYS ON MKT</b>			
97005	30	39	-23.1%
97006	20	44	-54.5%
97007	78	43	81.4%
97008	54	41	31.7%
97123	42	41	2.4%
97124	34	60	-43.3%
<b>SOLD VS. LIST PRICE</b>			
97005	102.2%	99.9%	2.3%
97006	99.5%	99.0%	0.4%
97007	98.5%	98.9%	-0.4%
97008	99.9%	99.2%	0.7%
97123	99.3%	99.5%	-0.3%
97124	98.3%	99.2%	-0.9%
<b>MONTHS OF INVENTORY</b>			
97005	3.7	1.2	208.3%
97006	2.0	1.0	100.0%
97007	2.7	2.1	28.6%
97008	1.0	0.7	42.9%
97123	3.8	1.2	216.7%
97124	2.1	1.9	10.5%
<b>ABSORPTION RATE</b>			
97005	27.2%	83.3%	-67.3%
97006	48.9%	104.5%	-53.2%
97007	36.6%	46.8%	-21.7%
97008	104.5%	147.0%	-28.9%
97123	26.0%	80.4%	-67.6%
97124	48.1%	51.4%	-6.4%

## BY THE NUMBERS

Beaverton/Hillsboro – February 2024

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97005	22	36	-38.9%
97006	45	76	-40.8%
97007	73	99	-26.3%
97008	36	31	16.1%
97123	120	153	-21.6%
97124	41	67	-38.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97005	458.9	478.5	-4.1%
97006	484.9	459.1	5.6%
97007	551.3	581.9	-5.3%
97008	519.0	539.8	-3.9%
97123	567.7	552.3	2.8%
97124	525.5	534.2	-1.6%

## BY THE NUMBERS

*Clackamas County – February 2024*

CLACKAMAS COUNTY	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	31	28	10.7%
97034	75	75	0
97035	59	44	34.1%
97045	111	84	32.1%
97068	75	63	19.0%
97086	110	93	18.3%
97219	103	79	30.4%
97222	43	40	7.5%
97267	32	23	39.1%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	523.4	1,247.8	-58.1%
97034	2,216.7	2,249.4	-1.5%
97035	1,415.4	1,739.1	-18.6%
97045	1,438.3	1,560.2	-7.8%
97068	976.3	1,837.8	-46.9%
97086	942.5	1,010.4	-6.7%
97219	899.0	730.3	23.1%
97222	466.3	531.4	-12.3%
97267	622.5	551.8	12.8%
<b>AVERAGE DAYS ON MKT</b>			
97015	45	50	-10.0%
97034	62	33	87.9%
97035	51	47	8.5%
97045	52	53	-1.9%
97068	29	49	-40.8%
97086	62	72	-13.9%
97219	65	57	14.0%
97222	47	42	11.9%
97267	37	32	15.6%
<b>SOLD VS. LIST PRICE</b>			
97015	98.6%	97.4%	1.3%
97034	100.7%	100.7%	0.1%
97035	97.7%	98.5%	-0.8%
97045	96.5%	97.7%	-1.3%
97068	98.7%	96.7%	2.0%
97086	100.7%	97.8%	2.9%
97219	98.7%	99.3%	-0.6%
97222	99.6%	98.9%	0.7%
97267	100.1%	99.8%	0.3%

## BY THE NUMBERS

*Clackamas County – February 2024*

MONTHS OF INVENTORY			
97015	1.5	1.9	-21.1%
97034	5.0	3.9	28.2%
97035	2.4	2.6	-7.7%
97045	2.6	1.9	36.8%
97068	3.0	2.2	36.4%
97086	2.7	3.2	-15.6%
97219	4.3	2.0	115.0%
97222	2.2	1.9	15.8%
97267	2.0	1.1	81.8%
ABSORPTION RATE			
97015	67.7%	53.5%	26.5%
97034	20.0%	25.3%	-21.0%
97035	42.3%	38.6%	9.7%
97045	37.8%	52.3%	-27.8%
97068	33.3%	46.0%	-27.6%
97086	37.2%	31.1%	19.5%
97219	23.3%	49.3%	-52.8%
97222	46.5%	52.5%	-11.4%
97267	50.0%	91.3%	-45.2%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	35	28	25.00%
97034	28	31	-9.70%
97035	37	24	54.20%
97045	81	72	12.50%
97068	49	48	2.10%
97086	78	43	81.40%
97219	49	69	-29.00%
97222	32	40	-20.00%
97267	27	41	-34.10%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	445.4	504.2	-11.70%
97034	1,564.5	1,237.5	26.40%
97035	713.8	794.9	-10.20%
97045	570.5	644.4	-11.50%
97068	830.4	870.6	-4.60%
97086	623.9	677.8	-8.00%
97219	702.6	603.2	16.50%
97222	514.3	446.4	15.20%
97267	529.1	515.7	2.60%

## BY THE NUMBERS

*North Portland – February 2024*

NORTH PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	78	44	77.3%
97217	128	74	73.0%
97227	18	12	50.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	581.2	714.8	-18.7%
97217	736.1	734.5	0.2%
97227	704.4	484.3	45.4%
<b>AVERAGE DAYS ON MKT</b>			
97203	58	60	-3.3%
97217	58	44	31.8%
97227	0	41	-100.0%
<b>SOLD VS. LIST PRICE</b>			
97203	99.8%	98.3%	1.5%
97217	99.8%	99.8%	0.0%
97227	0	100.0%	-100.0%
<b>MONTHS OF INVENTORY</b>			
97203	2.4	1.1	118.2%
97217	4.3	2.2	95.5%
97227	0	4.0	-100.0%
<b>ABSORPTION RATE</b>			
97203	41.0%	93.1%	-56.0%
97217	23.4%	44.5%	-47.4%
97227	0	25.0%	-100.0%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	60	61	-1.6%
97217	48	57	-15.8%
97227	3	7	-57.1%
<b>AVERAGE SALES PRICE</b>			
97203	469.8	437.0	7.5%
97217	471.6	450.0	4.8%
97227	691.7	568.0	21.8%



## BY THE NUMBERS

Northeast Portland – February 2024

NORTHEAST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	63	56	12.5%
97212	42	41	2.4%
97213	49	32	53.1%
97218	31	27	14.8%
97232	21	21	0
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	857.8	654.9	31.0%
97212	1,052.40	927.2	13.5%
97213	723.2	614.6	17.7%
97218	649.4	487.6	33.2%
97232	805.3	805.6	0.0%
<b>AVERAGE DAYS ON MKT</b>			
97211	23	59	-61.0%
97212	16	46	-65.2%
97213	41	35	17.1%
97218	51	36	41.7%
97232	43	42	2.4%
<b>SOLD VS. LIST PRICE</b>			
97211	100.0%	98.9%	1.1%
97212	101.9%	100.6%	1.3%
97213	100.0%	101.9%	-1.9%
97218	98.7%	102.4%	-3.6%
97232	99.9%	102.7%	-2.7%
<b>MONTHS OF INVENTORY</b>			
97211	3.3	1.3	153.8%
97212	3.8	2.6	46.2%
97213	2.0	1.0	100.0%
97218	3.1	4.5	-31.1%
97232	1.6	1.8	-11.1%
<b>ABSORPTION RATE</b>			
97211	30.1%	76.7%	-60.7%
97212	26.1%	39.0%	-32.9%
97213	51.0%	100.0%	-49.0%
97218	32.2%	22.2%	45.2%
97232	61.9%	57.1%	8.3%

## BY THE NUMBERS

Northeast Portland – February 2024

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97211	40	68	-41.20%
97212	26	32	-18.80%
97213	43	54	-20.40%
97218	23	16	43.80%
97232	24	21	14.30%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	578.5	569	1.70%
97212	738.9	789.2	-6.40%
97213	538.5	526.2	2.30%
97218	408.8	418.7	-2.40%
97232	691.7	550.4	25.70%

## BY THE NUMBERS

Northwest Portland – February 2024

NORTHWEST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	156	116	34.5%
97210	60	45	33.3%
97229	166	111	49.5%
97231	46	39	17.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	640.7	731	-12.4%
97210	721.5	1,040.5	-30.7%
97229	995.6	1,075.3	-7.4%
97231	932.2	1,147.2	-18.7%
<b>AVERAGE DAYS ON MKT</b>			
97209	86	75	14.7%
97210	39	86	-54.7%
97229	42	50	-16.0%
97231	224	71	215.5%
<b>SOLD VS. LIST PRICE</b>			
97209	96.4%	98.0%	-1.7%
97210	95.7%	99.3%	-3.7%
97229	98.4%	99.8%	-1.5%
97231	91.0%	98.6%	-7.7%
<b>MONTHS OF INVENTORY</b>			
97209	7.1	4.6	54.3%
97210	7.5	4.5	66.7%
97229	2.7	1.7	58.8%
97231	23	19.5	17.9%
<b>ABSORPTION RATE</b>			
97209	14.1%	21.5%	-34.6%
97210	13.3%	22.2%	-40.0%
97229	37.3%	58.5%	-36.2%
97231	4.3%	5.1%	-15.2%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97209	39	50	-22.0%
97210	20	13	53.8%
97229	121	109	11.0%
97231	4	3	33.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	378.6	492.3	-23.1%
97210	779.8	766.4	1.7%
97229	777.8	760.6	2.3%
97231	639.3	299.6	113.4%

## BY THE NUMBERS

Southeast Portland – February 2024

SOUTHEAST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	74	74	0
97206	120	49	144.9%
97214	36	26	38.5%
97215	16	20	-20.0%
97216	26	29	-10.3%
<b>AVERAGE LIST PRICE</b>			
97202	865.6	813	6.5%
97206	713.8	603.3	18.3%
97214	881.8	1,015.7	-13.2%
97215	1,099.1	1,173.6	-6.3%
97216	666.7	432.4	54.2%
<b>AVERAGE DAYS ON MKT</b>			
97202	50	45	11.1%
97206	36	52	-30.8%
97214	23	50	-54.0%
97215	26	60	-56.7%
97216	43	70	-38.6%
<b>SOLD VS. LIST PRICE</b>			
97202	101.1%	98.6%	2.5%
97206	101.1%	99.1%	2.0%
97214	102.1%	98.9%	3.2%
97215	99.7%	98.4%	1.3%
97216	100.3%	98.2%	2.1%
<b>MONTHS OF INVENTORY</b>			
97202	3.7	2.6	42.3%
97206	3.6	0.9	300.0%
97214	4.5	1.6	181.3%
97215	1.6	1.2	33.3%
97216	1.9	1.2	58.3%
<b>ABSORPTION RATE</b>			
97202	27.0%	39.1%	-31.0%
97206	27.5%	112.2%	-75.5%
97214	22.2%	61.5%	-63.9%
97215	62.5%	85.0%	-26.5%
97216	53.8%	82.7%	-34.9%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97202	42	46	-8.7%
97206	72	85	-15.3%
97214	17	23	-26.1%
97215	17	29	-41.4%
97216	28	39	-28.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	575.6	606.7	-5.1%
97206	430.6	477.2	-9.8%
97214	733.2	640.1	14.5%
97215	643.3	692.4	-7.1%
97216	393.1	366.4	7.3%

## BY THE NUMBERS

Southwest Portland – February 2024

SOUTHWEST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	104	77	35.1%
97205	39	34	14.7%
97219	103	79	30.4%
97221	39	31	25.8%
97225	28	23	21.7%
97239	76	65	16.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	903.5	713.2	26.7%
97205	1,182.8	1,454.7	-18.7%
97219	899	730.3	23.1%
97221	938.7	900.7	4.2%
97225	925.2	973.3	-4.9%
97239	683.1	763.8	-10.6%
<b>AVERAGE DAYS ON MKT</b>			
97201	82	99	-17.2%
97205	92	200	-54.0%
97219	65	57	14.0%
97221	43	21	104.8%
97225	47	48	-2.1%
97239	71	61	16.4%
<b>SOLD VS. LIST PRICE</b>			
97201	96.3%	96.4%	-0.1%
97205	93.1%	95.9%	-3.0%
97219	98.7%	99.3%	-0.6%
97221	98.9%	97.8%	1.2%
97225	99.0%	101.4%	-2.3%
97239	97.5%	96.0%	1.6%
<b>MONTHS OF INVENTORY</b>			
97201	7.4	5.5	34.5%
97205	6.5	3.4	91.2%
97219	4.3	2	115.0%
97221	4.9	5.2	-5.8%
97225	1.9	1.6	18.8%
97239	5.1	2.7	88.9%
<b>ABSORPTION RATE</b>			
97201	13.4%	18.1%	-26.0%
97205	15.3%	29.4%	-47.7%
97219	23.3%	49.3%	-52.8%
97221	20.5%	19.3%	6.0%
97225	53.5%	60.8%	-12.0%
97239	19.7%	36.9%	-46.5%

## BY THE NUMBERS

*Southwest Portland – February 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97201	27	27	0
97205	20	12	66.7%
97219	49	69	-29.0%
97221	14	12	16.7%
97225	30	24	25.0%
97239	21	37	-43.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	685.4	540.5	26.8%
97205	597.9	402.1	48.7%
97219	702.6	603.2	16.5%
97221	894.9	976.2	-8.3%
97225	679.9	764.5	-11.1%
97239	595.0	638.8	-6.9%

## BY THE NUMBERS

Tigard/Tualatin Portland – February 2024

SOUTHWEST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	53	20	165.0%
97140	76	48	58.3%
97223	51	40	27.5%
97224	138	118	16.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	1,047.5	1,615.8	-35.2%
97140	926.9	1,113.2	-16.7%
97223	756.7	667.8	13.3%
97224	641.6	682.1	-5.9%
<b>AVERAGE DAYS ON MKT</b>			
97062	31	72	-56.9%
97140	61	37	64.9%
97223	45	30	50.0%
97224	65	41	58.5%
<b>SOLD VS. LIST PRICE</b>			
97062	98.0%	97.2%	0.8%
97140	97.5%	100.3%	-2.7%
97223	97.7%	98.8%	-1.1%
97224	99.6%	99.2%	0.4%
<b>MONTHS OF INVENTORY</b>			
97062	3.5	1.3	169.2%
97140	2.6	2.4	8.3%
97223	2.0	1.4	42.9%
97224	2.5	3.3	-24.2%
<b>ABSORPTION RATE</b>			
97062	28.3%	80.0%	-64.6%
97140	38.1%	41.6%	-8.4%
97223	50.9%	72.5%	-29.7%
97224	40.5%	30.5%	33.0%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97062	26	23	13.00%
97140	50	35	42.90%
97223	46	52	-11.50%
97224	94	60	56.70%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	666.4	589.8	13.00%
97140	734.9	683.8	7.50%
97223	644.5	558.8	15.30%
97224	600.9	529.0	13.60%

# BY THE NUMBERS

Portland Condos – February 2024

## Condos by Area

GREATER PORTLAND BY AREA	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	15	4	275.0%
North	6	6	0
Northeast	69	34	102.9%
Southeast	57	50	14.0%
West/Raleigh Hills	78	47	66.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	277.9	251.2	10.6%
North	323.2	343.4	-5.9%
Northeast	351.4	399.8	-12.1%
Southeast	358.9	410.3	-12.5%
West/Raleigh Hills	366.8	408.4	-10.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	98	19	415.8%
North	25	54	-53.7%
Northeast	63	69	-8.7%
Southeast	38	47	-19.1%
West/Raleigh Hills	39	61	-36.1%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	97.8%	98.3%	-0.5%
North	101.6%	99.1%	2.5%
Northeast	101.1%	99.5%	1.7%
Southeast	99.1%	99.1%	0.1%
West/Raleigh Hills	97.6%	99.9%	-2.2%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	7.5	0.5	1400.0%
North	0.8	0.9	-11.1%
Northeast	7.7	3.8	102.6%
Southeast	4.1	2.8	46.4%
West/Raleigh Hills	3.1	2.0	55.0%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	13.3%	200.0%	-93.3%
North	133.3%	116.6%	14.3%
Northeast	13.0%	26.4%	-50.7%
Southeast	24.5%	36.0%	-31.8%
West/Raleigh Hills	32.0%	51.0%	-37.2%



# BY THE NUMBERS

## Portland Condos – February 2024

### Condos by Zip Code

GREATER PORTLAND BY ZIP	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	68	48	41.7%
97205	31	28	10.7%
97209	153	112	36.6%
97210	33	18	83.3%
97214	17	3	466.7%
97229	9	9	0
97232	10	8	25.0%
97239	24	28	-14.3%
<b>AVERAGE LIST PRICE</b>	(\$,000)	(\$,000)	
97201	571.3	559.4	2.1%
97205	1,154.9	1,479.0	-21.9%
97209	630.7	720.5	-12.5%
97210	579.9	693.5	-16.4%
97214	425.7	366.3	16.2%
97229	393.7	546.0	-27.9%
97232	348.9	420.6	-17.0%
97239	505.1	642.6	-21.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	103	91	13.2%
97205	86	200	-57.0%
97209	86	75	14.7%
97210	102	35	191.4%
97214	0	109	-100.0%
97229	30	54	-44.4%
97232	44	34	29.4%
97239	62	70	-11.4%
<b>SOLD VS. LIST PRICE</b>			
97201	99.0%	97.9%	1.2%
97205	95.3%	95.9%	-0.6%
97209	96.4%	98.0%	-1.7%
97210	100.0%	99.4%	0.6%
97214	0	100.0%	-100.0%
97229	101.2%	99.1%	2.0%
97232	97.2%	98.4%	-1.2%
97239	97.9%	98.9%	-1.1%

## BY THE NUMBERS

*Portland Condos – February 2024*

MONTHS OF INVENTORY			
97201	7.6	4.4	72.7%
97205	6.2	2.8	121.4%
97209	7.0	4.5	55.6%
97210	33.0	3.6	816.7%
97229	0.0	3.0	-100.0%
97214	1.0	1.3	-23.1%
97232	3.3	2.7	22.2%
97239	3.4	3.1	9.7%
ABSORPTION RATE			
97201	13.2%	22.9%	-42.2%
97205	16.1%	35.7%	-54.8%
97209	14.3%	22.3%	-35.6%
97210	3.0%	27.7%	-89.1%
97229	0	33.3%	-100.0%
97214	100.0%	77.7%	28.6%
97232	30.0%	37.5%	-20.0%
97239	29.1%	32.1%	-9.2%