



# By the Numbers

4.24

  
Windermere  
REAL ESTATE



WINDERMERE  
REALTY TRUST

PUBLISHED  
MAY 2024



## BY THE NUMBERS

Neighborhood Snapshot – April 2024

NEIGHBORHOOD SNAPSHOT	April 2024	April 2023	% CHANGE
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	527.5	486.0	8.5%
NW Washington Co or Sauvie Island	798.5	777.0	2.8%
Portland North	557.0	531.2	4.9%
Portland Northeast	591.3	608.1	-2.8%
Portland Southeast	497.6	532.1	-6.5%
Portland West/Raleigh Hills	734.1	670.2	9.5%
Beaverton/Aloha	538.8	519.8	3.7%
Hillsboro/Forest Grove	550.1	542.4	1.4%
Tigard/Tualatin/Sherwood/Wilsonville	647.9	636.6	1.8%
Lake Oswego/West Linn	1,039.7	1,165.5	-10.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	585.7	569.8	2.8%
<b>AVAILABLE INVENTORY</b>			
Gresham/Sandy/Troutdale/Corbett	252	263	-4.2%
NW Washington Co or Sauvie Island	228	182	25.3%
Portland North	318	191	66.5%
Portland Northeast	366	307	19.2%
Portland Southeast	531	451	17.7%
Portland West/Raleigh Hills	917	659	39.2%
Beaverton/Aloha	294	192	53.1%
Hillsboro/Forest Grove	301	210	43.3%
Tigard/Tualatin/Sherwood/Wilsonville	433	282	53.5%
Lake Oswego/West Linn	281	203	38.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	407	337	20.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
Gresham/Sandy/Troutdale/Corbett	649.6	609.4	6.6%
NW Washington Co or Sauvie Island	933.1	1,036.5	-10.0%
Portland North	609.9	633.1	-3.7%
Portland Northeast	718.9	675.3	6.5%
Portland Southeast	657	630.8	4.2%
Portland West/Raleigh Hills	865.7	854.3	1.3%
Beaverton/Aloha	611.2	683.5	-10.6%
Hillsboro/Forest Grove	726.6	748.0	-2.9%
Tigard/Tualatin/Sherwood/Wilsonville	804.1	886.1	-9.3%
Lake Oswego/West Linn	1,506.9	1,885.0	-20.1%
Milwaukie /Happy Valley/Clckmas/Dmscus	897.8	923.3	-2.8%
<b>AVERAGE DAYS ON MKT</b>			
Gresham/Sandy/Troutdale/Corbett	41	36	13.9%
NW Washington Co or Sauvie Island	53	29	82.8%
Portland North	36	27	33.3%
Portland Northeast	33	34	-2.9%
Portland Southeast	36	33	9.1%
Portland West/Raleigh Hills	47	46	2.2%
Beaverton/Aloha	42	43	-2.3%
Hillsboro/Forest Grove	54	48	12.5%
Tigard/Tualatin/Sherwood/Wilsonville	53	41	29.3%
Lake Oswego/West Linn	38	27	40.7%
Milwaukie /Happy Valley/Clckmas/Dmscus	67	42	59.5%



## BY THE NUMBERS

Neighborhood Snapshot – April 2024

SOLD VS. LIST PRICE			
Gresham/Sandy/Troutdale/Corbett	100.3%	99.6%	0.8%
NW Washington Co or Sauvie Island	99.6%	99.3%	0.3%
Portland North	100.8%	100.8%	0.0%
Portland Northeast	102.3%	101.8%	0.4%
Portland Southeast	101.6%	101.6%	0.0%
Portland West/Raleigh Hills	98.5%	99.4%	-0.9%
Beaverton/Aloha	99.9%	99.8%	0.2%
Hillsboro/Forest Grove	98.8%	98.3%	0.5%
Tigard/Tualatin/Sherwood/Wilsonville	99.0%	99.2%	-0.3%
Lake Oswego/West Linn	98.6%	99.0%	-0.4%
Milwaukie /Happy Valley/Clckmas/Dmscus	99.0%	99.5%	-0.5%
MONTHS OF INVENTORY			
Gresham/Sandy/Troutdale/Corbett	2.0	1.9	5.3%
NW Washington Co or Sauvie Island	2.5	2.1	19.0%
Portland North	3.3	2.5	32.0%
Portland Northeast	2.0	1.7	17.6%
Portland Southeast	2.5	1.7	47.1%
Portland West/Raleigh Hills	5.2	3.7	40.5%
Beaverton/Aloha	2.2	1.4	57.1%
Hillsboro/Forest Grove	2.4	1.6	50.0%
Tigard/Tualatin/Sherwood/Wilsonville	2.9	2.2	31.8%
Lake Oswego/West Linn	2.2	2.1	4.8%
Milwaukie /Happy Valley/Clckmas/Dmscus	2.2	2.1	4.8%
ABSORPTION RATE			
Gresham/Sandy/Troutdale/Corbett	50.0%	52.4%	-4.7%
NW Washington Co or Sauvie Island	39.9%	46.7%	-14.5%
Portland North	29.8%	39.7%	-24.9%
Portland Northeast	50.0%	58.3%	-14.3%
Portland Southeast	39.9%	60.5%	-34.0%
Portland West/Raleigh Hills	19.3%	27.1%	-28.9%
Beaverton/Aloha	46.0%	69.2%	-33.5%
Hillsboro/Forest Grove	41.7%	62.2%	-32.9%
Tigard/Tualatin/Sherwood/Wilsonville	34.9%	44.6%	-21.8%
Lake Oswego/West Linn	44.4%	46.8%	-5.0%
Milwaukie /Happy Valley/Clckmas/Dmscus	44.7%	46.8%	-4.6%

## BY THE NUMBERS

Beaverton/Hillsboro - April 2024

	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97005	31	14	121.4%
97006	61	24	154.2%
97007	138	104	32.7%
97008	15	26	-42.3%
97123	153	83	84.3%
97124	58	37	56.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97005	673.9	515.3	30.8%
97006	363	700.2	-48.2%
97007	710.9	749.5	-5.2%
97008	434.6	525.5	-17.3%
97123	681.6	853.4	-20.1%
97124	1,065.3	1,174.8	-9.3%
<b>AVERAGE DAYS ON MKT</b>			
97005	25	42	-40.5%
97006	41	21	95.2%
97007	34	56	-39.3%
97008	29	26	11.5%
97123	46	49	-6.1%
97124	27	25	8.0%
<b>SOLD VS. LIST PRICE</b>			
97005	99.9%	101.1%	-1.2%
97006	94.5%	100.7%	-6.2%
97007	101.0%	100.9%	0.0%
97008	101.6%	101.7%	-0.1%
97123	99.6%	100.0%	-0.4%
97124	100.6%	99.1%	1.4%
<b>MONTHS OF INVENTORY</b>			
97005	2.2	0.9	144.4%
97006	1.8	0.8	125.0%
97007	2.3	1.9	21.1%
97008	0.7	1.4	-50.0%
97123	2.6	1.6	62.5%
97124	1.6	1.4	14.3%
<b>ABSORPTION RATE</b>			
97005	45.1%	107.1%	-57.8%
97006	55.7%	133.3%	-58.2%
97007	42.7%	51.9%	-17.7%
97008	153.3%	73.0%	109.8%
97123	38.5%	61.4%	-37.2%
97124	63.7%	70.2%	-9.2%

## BY THE NUMBERS

Beaverton/Hillsboro - April 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 – April 2024*

CLACKAMAS COUNTY	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97015	25	19	31.6%
97034	109	82	32.9%
97035	82	68	20.6%
97045	120	88	36.4%
97068	96	56	71.4%
97086	122	105	16.2%
97219	130	94	38.3%
97222	42	43	-2.3%
97267	45	29	55.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97015	575.1	1,580.1	-63.6%
97034	2,077.1	2,132.6	-2.6%
97035	1,142.0	1,504.9	-24.1%
97045	1,421.2	1,626.3	-12.6%
97068	1,086.8	1,868.6	-41.8%
97086	1,028.6	912.6	12.7%
97219	944.5	853.8	10.6%
97222	508.2	586.4	-13.3%
97267	676.6	458.4	47.6%
<b>AVERAGE DAYS ON MKT</b>			
97015	83	57	45.6%
97034	49	49	0
97035	36	25	44.0%
97045	29	33	-12.1%
97068	34	16	112.5%
97086	81	44	84.1%
97219	23	29	-20.7%
97222	29	40	-27.5%
97267	32	26	23.1%
<b>SOLD VS. LIST PRICE</b>			
97015	99.9%	98.1%	1.9%
97034	98.6%	98.4%	0.2%
97035	98.7%	99.8%	-1.2%
97045	99.6%	100.2%	-0.6%
97068	98.4%	99.4%	-1.0%
97086	98.2%	99.3%	-1.2%
97219	98.8%	101.0%	-2.2%
97222	100.6%	100.8%	-0.2%
97267	100.6%	100.9%	-0.3%

## BY THE NUMBERS

*Clackamas County – April 2024*

MONTHS OF INVENTORY			
97015	1.3	1.2	8.3%
97034	3.5	3.0	16.7%
97035	1.9	3.6	-47.2%
97045	2.4	2.0	20.0%
97068	2.0	1.1	81.8%
97086	2.2	4.2	-47.6%
97219	2.5	1.9	31.6%
97222	1.2	1.7	-29.4%
97267	2.5	1.0	150.0%
ABSORPTION RATE			
97015	76.0%	84.2%	-9.7%
97034	28.4%	32.9%	-13.6%
97035	52.4%	27.9%	87.7%
97045	40.8%	48.8%	-16.4%
97068	51.0%	87.5%	-41.7%
97086	45.9%	23.8%	92.8%
97219	40.0%	52.1%	-23.3%
97222	85.7%	58.1%	47.4%
97267	40.0%	100.0%	-60.0%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97015	73	59	23.7%
97034	92	75	22.7%
97035	108	65	66.2%
97045	171	160	6.9%
97068	125	126	-0.8%
97086	170	107	58.9%
97219	139	161	-13.7%
97222	97	95	2.1%
97267	73	108	-32.4%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97015	469.0	516.0	-9.1%
97034	1,434.6	1,441.8	-0.5%
97035	867.3	883.8	-1.9%
97045	585.4	617.9	-5.3%
97068	894.1	872.0	2.5%
97086	672.9	645.7	4.2%
97219	699.5	651.1	7.4%
97222	491.2	463.9	5.9%
97267	565.3	544.3	3.9%

## BY THE NUMBERS

*North Portland – April 2024*

NORTH PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	108	61	77.0%
97217	181	113	60.2%
97227	23	12	91.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	608.9	663.3	-8.2%
97217	613.2	612.9	0.0%
97227	637.7	767.0	-16.9%
<b>AVERAGE DAYS ON MKT</b>			
97203	32	29	10.3%
97217	38	28	35.7%
97227	8	32	-75.0%
<b>SOLD VS. LIST PRICE</b>			
97203	102.8%	102.3%	0.4%
97217	99.8%	100.4%	-0.7%
97227	97.7%	98.2%	-0.5%
<b>MONTHS OF INVENTORY</b>			
97203	2.5	2.8	-10.7%
97217	3.6	2.3	56.5%
97227	23	6	283.3%
<b>ABSORPTION RATE</b>			
97203	39.8%	36.0%	10.4%
97217	27.6%	44.2%	-37.6%
97227	4.3%	16.6%	-73.9%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	127	121	5.0%
97217	139	158	-12.0%
97227	7	13	-46.2%
<b>AVERAGE SALES PRICE</b>			
97203	459.6	454.1	1.2%
97217	515.2	520.6	-1.0%
97227	702.6	549.1	28.0%

## BY THE NUMBERS

*Northeast Portland – April 2024*

NORTHEAST PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	83	58	43.1%
97212	53	45	17.8%
97213	56	39	43.6%
97218	40	22	81.8%
97232	18	28	-35.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	795.6	687.9	15.7%
97212	1,000.9	1,115.2	-10.2%
97213	742.1	678.4	9.4%
97218	624.8	570.3	9.6%
97232	701.5	757.0	-7.3%
<b>AVERAGE DAYS ON MKT</b>			
97211	28	38	-26.3%
97212	24	19	26.3%
97213	44	32	37.5%
97218	40	38	5.3%
97232	39	44	-11.4%
<b>SOLD VS. LIST PRICE</b>			
97211	103.4%	101.5%	1.8%
97212	103.9%	101.2%	2.6%
97213	100.8%	103.3%	-2.3%
97218	101.3%	101.4%	-0.1%
97232	104.1%	98.9%	5.2%
<b>MONTHS OF INVENTORY</b>			
97211	1.9	1.5	26.7%
97212	2.0	1.6	25.0%
97213	1.6	1.0	60.0%
97218	2.5	2.0	25.0%
97232	2.0	3.5	-42.9%
<b>ABSORPTION RATE</b>			
97211	51.8%	67.2%	-22.9%
97212	49.0%	62.2%	-21.2%
97213	60.7%	97.4%	-37.7%
97218	40.0%	50.0%	-20.0%
97232	50.0%	28.5%	75.0%

## BY THE NUMBERS

Northeast Portland – April 2024

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97211	122	142	-14.1%
97212	69	78	-11.5%
97213	105	133	-21.1%
97218	59	39	51.3%
97232	38	45	-15.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	590.1	568.5	3.8%
97212	830.0	863.4	-3.9%
97213	590.4	567.4	4.1%
97218	421.6	462.9	-8.9%
97232	653.2	636.8	2.6%

## BY THE NUMBERS

*Northwest Portland – April 2024*

NORTHWEST PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	197	140	40.7%
97210	88	57	54.4%
97229	207	141	46.8%
97231	57	50	14.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	630.6	713	-11.6%
97210	869.8	1,039.9	-16.4%
97229	991.3	1,024.0	-3.2%
97231	1,020.0	1,155.8	-11.7%
<b>AVERAGE DAYS ON MKT</b>			
97209	105	58	81.0%
97210	94	39	141.0%
97229	45	32	40.6%
97231	156	122	27.9%
<b>SOLD VS. LIST PRICE</b>			
97209	97.4%	97.9%	-0.5%
97210	97.9%	99.0%	-1.1%
97229	99.8%	99.7%	0.1%
97231	95.5%	99.9%	-4.3%
<b>MONTHS OF INVENTORY</b>			
97209	7.9	7.8	1.3%
97210	6.8	4.8	41.7%
97229	2.6	2.4	8.3%
97231	9.5	7.1	33.8%
<b>ABSORPTION RATE</b>			
97209	12.6%	12.8%	-1.3%
97210	14.7%	21.0%	-29.8%
97229	38.6%	41.1%	-6.0%
97231	10.5%	14.0%	-24.8%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97209	86	92	-6.5%
97210	47	46	2.2%
97229	263	238	10.5%
97231	14	21	-33.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	486.2	535.4	-9.2%
97210	814.0	783.3	3.9%
97229	798.2	794.7	0.4%
97231	595.8	452.0	31.8%

## BY THE NUMBERS

*Southeast Portland – April 2024*

SOUTHEAST PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	93	89	4.5%
97206	149	82	81.7%
97214	47	34	38.2%
97215	33	26	26.9%
97216	26	33	-21.2%
<b>AVERAGE LIST PRICE</b>			
97202	749.6	875.5	-14.4%
97206	664.4	620.8	7.0%
97214	943.4	801.4	17.7%
97215	942.2	856.8	10.0%
97216	607.0	557.6	8.9%
<b>AVERAGE DAYS ON MKT</b>			
97202	27	35	-22.9%
97206	31	23	34.8%
97214	47	25	88.0%
97215	8	8	0
97216	54	35	54.3%
<b>SOLD VS. LIST PRICE</b>			
97202	102.4%	101.9%	0.5%
97206	101.1%	103.4%	-2.2%
97214	102.1%	102.3%	-0.2%
97215	108.5%	102.4%	5.9%
97216	102.3%	102.5%	-0.3%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	1.9	36.8%
97206	2.2	1.4	57.1%
97214	3.6	1.6	125.0%
97215	3.3	1.5	120.0%
97216	2.0	1.3	53.8%
<b>ABSORPTION RATE</b>			
97202	38.7%	51.6%	-25.1%
97206	45.6%	69.5%	-34.3%
97214	27.6%	61.7%	-55.2%
97215	30.3%	65.3%	-53.7%
97216	50.0%	78.7%	-36.5%

## BY THE NUMBERS

*Southeast Portland – April 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	122	144	-15.3%
<b>97206</b>	187	199	-6.0%
<b>97214</b>	45	63	-28.6%
<b>97215</b>	43	65	-33.8%
<b>97216</b>	51	78	-34.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	634.6	671.2	-5.5%
<b>97206</b>	465.6	483.1	-3.6%
<b>97214</b>	671.3	644.2	4.2%
<b>97215</b>	685.2	694.1	-1.3%
<b>97216</b>	391.2	385.5	1.5%

## BY THE NUMBERS

Southwest Portland – April 2024

SOUTHWEST PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	155	97	59.8%
97205	52	40	30.0%
97219	130	94	38.3%
97221	54	40	35.0%
97225	44	31	41.9%
97239	79	73	8.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97201	815.4	719.3	13.4%
97205	1,130.6	1,164.2	-2.9%
97219	944.5	853.8	10.6%
97221	985.1	931.6	5.7%
97225	944.8	954.7	-1.0%
97239	773.3	748.2	3.4%
<b>AVERAGE DAYS ON MKT</b>			
97201	34	87	-60.9%
97205	40	14	185.7%
97219	23	29	-20.7%
97221	27	42	-35.7%
97225	19	57	-66.7%
97239	67	44	52.3%
<b>SOLD VS. LIST PRICE</b>			
97201	97.8%	94.2%	3.8%
97205	95.9%	99.3%	-3.4%
97219	98.8%	101.0%	-2.2%
97221	99.9%	100.0%	-0.1%
97225	99.2%	100.7%	-1.5%
97239	98.7%	98.4%	0.4%
<b>MONTHS OF INVENTORY</b>			
97201	11.1	4.4	152.3%
97205	8.7	6.7	29.9%
97219	2.5	1.9	31.6%
97221	6.8	2.9	134.5%
97225	2.0	1.6	25.0%
97239	3.8	3.8	0
<b>ABSORPTION RATE</b>			
97201	9.0%	22.6%	-60.2%
97205	11.5%	15.0%	-23.1%
97219	40.0%	52.1%	-23.3%
97221	14.8%	35.0%	-57.7%
97225	50.0%	61.2%	-18.4%
97239	26.5%	26.0%	2.1%

## BY THE NUMBERS

*Southwest Portland – April 2024*

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97201	65	66	-1.5%
97205	32	22	45.5%
97219	139	161	-13.7%
97221	26	40	-35.0%
97225	71	63	12.7%
97239	64	73	-12.3%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97201	688.4	557.7	23.4%
97205	640.6	528.3	21.3%
97219	699.5	651.1	7.4%
97221	874.4	1,054.0	-17.0%
97225	731.4	728.9	0.3%
97239	592.7	647.6	-8.5%

## BY THE NUMBERS

Tigard/Tualatin Portland – April 2024

SOUTHWEST PORTLAND	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97062	58	24	141.7%
97140	102	66	54.5%
97223	72	43	67.4%
97224	144	114	26.3%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97062	1,023.3	1,431.5	-28.5%
97140	976.2	1,222.4	-20.1%
97223	748.0	738.8	1.2%
97224	671.6	646.6	3.9%
<b>AVERAGE DAYS ON MKT</b>			
97062	72	27	166.7%
97140	57	52	9.6%
97223	30	14	114.3%
97224	39	46	-15.2%
<b>SOLD VS. LIST PRICE</b>			
97062	99.1%	100.3%	-1.1%
97140	98.9%	98.8%	0.1%
97223	100.2%	101.9%	-1.7%
97224	99.2%	99.7%	-0.4%
<b>MONTHS OF INVENTORY</b>			
97062	2.1	1.7	23.5%
97140	3.2	2.6	23.1%
97223	1.9	1.1	72.7%
97224	2.6	2.2	18.2%
<b>ABSORPTION RATE</b>			
97062	46.5%	58.3%	-20.2%
97140	31.3%	37.8%	-17.2%
97223	51.3%	90.7%	-43.3%
97224	38.8%	46.4%	-16.3%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97062	84	57	47.4%
97140	107	99	8.1%
97223	121	130	-6.9%
97224	209	167	25.1%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97062	726.5	611.5	18.8%
97140	731.2	783.1	-6.6%
97223	640.3	604.9	5.9%
97224	574.8	577.5	-0.5%

# BY THE NUMBERS

Portland Condos – April 2024

## Condos by Area

CONDOS BY AREA	April 2024	April 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
NW Washington Co./Sauvie Island	10	5	100.0%
North	19	6	216.7%
Northeast	87	53	64.2%
Southeast	64	47	36.2%
West/Raleigh Hills	102	52	96.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
NW Washington Co/Sauvie Island	256.6	229	12.1%
North	341.4	353.6	-3.5%
Northeast	371.8	364.4	2.0%
Southeast	348.1	354.5	-1.8%
West/Raleigh Hills	392.0	422.2	-7.2%
<b>AVERAGE DAYS ON MKT</b>			
NW Washington Co/Sauvie Island	42	20	110.0%
North	18	5	260.0%
Northeast	85	36	136.1%
Southeast	39	69	-43.5%
West/Raleigh Hills	72	44	63.6%
<b>SOLD VS. LIST PRICE</b>			
NW Washington Co/Sauvie Island	101.6%	99.7%	1.9%
North	101.2%	99.7%	1.5%
Northeast	99.7%	98.8%	1.0%
Southeast	98.7%	99.2%	-0.5%
West/Raleigh Hills	99.3%	101.1%	-1.8%
<b>MONTHS OF INVENTORY</b>			
NW Washington Co/Sauvie Island	10.0	0.5	1900.0%
North	3.8	1.2	216.7%
Northeast	5.4	5.3	1.9%
Southeast	2.7	2.9	-6.9%
West/Raleigh Hills	3.4	1.9	78.9%
<b>ABSORPTION RATE</b>			
NW Washington Co/Sauvie Island	10.0%	200.0%	-95.0%
North	26.3%	83.3%	-68.4%
Northeast	18.3%	18.8%	-2.5%
Southeast	37.5%	34.0%	10.2%
West/Raleigh Hills	29.4%	51.9%	-43.4%

# BY THE NUMBERS

## Portland Condos – April 2024

### Condos by Zip Code

CONDOS BY ZIP	March 2024	March 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97201	107	65	64.6%
97205	35	34	2.9%
97209	194	137	41.6%
97210	37	19	94.7%
97214	15	4	275.0%
97229	24	12	100.0%
97232	7	12	-41.7%
97239	26	30	-13.3%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97201	535.5	523.1	2.4%
97205	1,111.2	1,161.7	-4.3%
97209	606.4	704.8	-14.0%
97210	517.7	670.4	-22.8%
97214	442.2	427.5	3.4%
97229	368.6	580.2	-36.5%
97232	327.1	366.7	-10.8%
97239	633.3	677.0	-6.5%
<b>AVERAGE DAYS ON MKT</b>			
97201	24	78	-69.2%
97205	40	19	110.5%
97209	95	58	63.8%
97210	103	38	171.1%
97214	129	47	174.5%
97229	16	4	300.0%
97232	45	17	164.7%
97239	74	60	23.3%
<b>SOLD VS. LIST PRICE</b>			
97201	97.1%	97.1%	0.1%
97205	95.9%	98.5%	-2.6%
97209	97.4%	97.7%	-0.3%
97210	97.8%	98.7%	-0.9%
97214	99.4%	101.5%	-2.2%
97229	101.4%	99.9%	1.6%
97232	96.6%	97.7%	-1.1%
97239	97.0%	95.1%	2.0%

## BY THE NUMBERS

*Portland Condos – April 2024*

MONTHS OF INVENTORY			
97201	13.4	4.3	211.6%
97205	5.8	8.5	-31.8%
97209	8.8	8.1	8.6%
97210	4.6	3.2	43.8%
97229	3.8	1.3	192.3%
97214	4.0	1.7	135.3%
97232	1.8	4.0	-55.0%
97239	2.0	3.8	-47.4%
ABSORPTION RATE			
97201	7.4%	23.0%	-67.6%
97205	17.1%	11.7%	45.7%
97209	11.3%	12.4%	-8.6%
97210	21.6%	31.5%	-31.5%
97229	26.6%	75.0%	-64.4%
97214	25.0%	58.3%	-57.1%
97232	57.1%	25.0%	128.6%
97239	50.0%	26.6%	87.5%