

BY THE NUMBERS

North Portland – March 2025

NORTH PORTLAND	March 2025	March 2024	% CHANGE
AVAILABLE INVENTORY			
97203	68	86	-20.9%
97217	148	143	3.5%
97227	15	18	-16.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	550.0	686.8	-19.9%
97217	597.2	691.0	-13.6%
97227	704.8	702.3	0.4%
AVERAGE DAYS ON MKT			
97203	76	36	111.1%
97217	98	52	88.5%
97227	60	86	-30.2%
SOLD VS. LIST PRICE			
97203	102.5%	102.6%	-0.1%
97217	98.3%	99.6%	-1.3%
97227	97.0%	99.0%	-2.1%
MONTHS OF INVENTORY			
97203	1.5	3.6	-58.3%
97217	2.6	3.6	-27.8%
97227	3.8	6	-36.7%
ABSORPTION RATE			
97203	66.1%	27.91%	137.1%
97217	37.8%	27.9%	35.3%
97227	26.6%	16.6%	60.0%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97203	95	85	11.8%
97217	131	89	47.2%
97227	15	6	150.0%
AVERAGE SALES PRICE			
97203	458.5	456.9	0.4%
97217	558.1	448.7	24.4%
97227	682.1	679.7	0.4%