

BY THE NUMBERS

Northwest Portland – March 2025

NORTHWEST PORTLAND	March 2025	March 2024	% CHANGE
AVAILABLE INVENTORY			
97209	214	180	18.9%
97210	94	65	44.6%
97229	261	175	49.1%
97231	46	51	-9.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	518.8	627.2	-17.3%
97210	862.8	764.4	12.9%
97229	828.3	1,024.7	-19.2%
97231	853.8	1,045.3	-18.3%
AVERAGE DAYS ON MKT			
97209	156	71	119.7%
97210	124	61	103.3%
97229	52	43	20.9%
97231	144	19	657.9%
SOLD VS. LIST PRICE			
97209	97.7%	94.8%	3.1%
97210	97.3%	102.3%	-4.8%
97229	98.6%	100.9%	-2.2%
97231	97.1%	97.4%	-0.2%
MONTHS OF INVENTORY			
97209	11.3	8.2	37.8%
97210	13.4	4.6	191.3%
97229	3.6	2.9	24.1%
97231	5.8	12.8	-54.7%
ABSORPTION RATE			
97209	8.8%	12.2%	-27.3%
97210	7.4%	21.5%	-65.4%
97229	27.5%	34.8%	-20.9%
97231	17.3%	7.8%	121.8%

BY THE NUMBERS

Northwest Portland – March 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97209	60	61	-1.6%
97210	31	34	-8.8%
97229	195	186	4.8%
97231	17	8	112.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	442.6	437.2	1.2%
97210	689.9	750.0	-8.0%
97229	761.2	766.4	-0.7%
97231	555.0	689.6	-19.5%