

BY THE NUMBERS

North Portland – April 2025

NORTH PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97203	79	108	-26.9%
97217	176	181	-2.8%
97227	14	23	-39.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	582.4	608.9	-4.4%
97217	581.8	613.2	-5.1%
97227	629.7	637.7	-1.3%
AVERAGE DAYS ON MKT			
97203	31	32	-3.1%
97217	52	38	36.8%
97227	19	8	137.5%
SOLD VS. LIST PRICE			
97203	102.1%	102.8%	-0.6%
97217	101.9%	99.8%	2.1%
97227	104.3%	97.7%	6.7%
MONTHS OF INVENTORY			
97203	2.4	2.5	-4.0%
97217	2.8	3.6	-22.2%
97227	3.5	23	-84.8%
ABSORPTION RATE			
97203	41.7%	39.8%	4.9%
97217	35.8%	27.6%	29.6%
97227	28.5%	4.3%	556.8%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97203	129	128	0.8%
97217	195	139	40.3%
97227	19	7	171.4%
AVERAGE SALES PRICE			
97203	465.6	459.9	1.2%
97217	541.1	515.2	5.0%
97227	675.4	702.6	-3.9%