

BY THE NUMBERS

Northwest Portland – April 2025

NORTHWEST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97209	565.8	591.6	-4.4%
97210	796.1	835.2	-4.7%
97229	599.1	587.5	2.0%
97231	456.2	421.6	8.2%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	518.1	630.6	-17.8%
97210	885.3	869.8	1.8%
97229	858.6	991.3	-13.4%
97231	915.8	1,020.0	-10.2%
AVERAGE DAYS ON MKT			
97209	82	105	-21.9%
97210	55	87	-36.8%
97229	59	45	31.1%
97231	114	156	-26.9%
SOLD VS. LIST PRICE			
97209	97.1%	97.4%	-0.3%
97210	96.2%	98.0%	-1.9%
97229	99.8%	99.8%	0.0%
97231	93.8%	95.5%	-1.8%
MONTHS OF INVENTORY			
97209	12.8	7.9	62.0%
97210	5.6	6.3	-11.1%
97229	4.4	2.6	69.2%
97231	7.8	9.5	-17.9%
ABSORPTION RATE			
97209	7.8%	12.6%	-38.3%
97210	17.8%	15.9%	11.9%
97229	22.7%	39.1%	-41.9%
97231	12.7%	10.5%	21.3%

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Northwest Portland – April 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97209	79	86	-8.1%
97210	52	48	8.3%
97229	271	267	1.5%
97231	23	14	64.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	457.9	486.2	-5.8%
97210	722.8	808.5	-10.6%
97229	787.7	797.0	-1.2%
97231	620.2	595.8	4.1%