

BY THE NUMBERS

North Portland – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97203	90	143	-37.1%
97217	211	223	-5.4%
97227	18	26	-30.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	519.0	708.8	-26.8%
97217	582.5	584.8	-0.4%
97227	601.5	629	-4.4%
AVERAGE DAYS ON MKT			
97203	40	30	33.3%
97217	38	28	35.7%
97227	110	109	0.9%
SOLD VS. LIST PRICE			
97203	102.3%	99.9%	2.4%
97217	101.2%	102.3%	-1.1%
97227	100.0%	100.0%	0.0%
MONTHS OF INVENTORY			
97203	2.4	3.2	-25.0%
97217	4.2	4.8	-12.5%
97227	9.0	6.5	38.5%
ABSORPTION RATE			
97203	41.1%	31.4%	30.6%
97217	23.7%	20.6%	14.9%
97227	11.1%	15.3%	-27.8%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	167	173	-3.5%
97217	245	185	32.4%
97227	21	11	90.9%
AVERAGE SALES PRICE			
97203	466.1	460.0	1.3%
97217	539.3	500.6	7.7%
97227	646.1	710.8	-9.1%