

BY THE NUMBERS

North Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97203	99	136	-27.2%
97217	212	202	5.0%
97227	22	25	-12.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	528.9	672.9	-21.4%
97217	598.6	611.3	-2.1%
97227	616.2	666.9	-7.6%
AVERAGE DAYS ON MKT			
97203	40	35	14.3%
97217	32	33	-3.0%
97227	2	26	-92.3%
SOLD VS. LIST PRICE			
97203	101.2%	100.4%	0.9%
97217	101.6%	100.1%	1.5%
97227	107.5%	97.5%	10.2%
MONTHS OF INVENTORY			
97203	2.5	3.4	-26.5%
97217	4.3	3.4	26.5%
97227	22	4.2	423.8%
ABSORPTION RATE			
97203	39.3%	29.4%	33.9%
97217	23.1%	29.2%	-20.9%
97227	4.5%	24.0%	-81.0%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	207	213	-2.8%
97217	294	244	20.5%
97227	22	17	29.4%
AVERAGE SALES PRICE			
97203	476.4	456.6	4.3%
97217	533.2	493.7	8.0%
97227	655.9	650.9	0.8%