

BY THE NUMBERS

North Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97203	113	114	-0.9%
97217	198	207	-4.3%
97227	21	20	5.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	509.4	622.8	-18.2%
97217	584.7	602.6	-3.0%
97227	589.7	779.4	-24.3%
AVERAGE DAYS ON MKT			
97203	54	29	86.2%
97217	51	50	2.0%
97227	62	55	12.7%
SOLD VS. LIST PRICE			
97203	100.6%	100.6%	0.0%
97217	99.3%	99.8%	-0.5%
97227	99.6%	91.3%	9.0%
MONTHS OF INVENTORY			
97203	3.1	2.4	29.2%
97217	3.4	3.6	-5.6%
97227	4.2	5.0	-16.0%
ABSORPTION RATE			
97203	32.7%	41.2%	-20.6%
97217	29.2%	27.5%	6.4%
97227	23.8%	20.0%	19.1%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	245	260	-5.8%
97217	353	301	17.3%
97227	27	21	28.6%
AVERAGE SALES PRICE			
97203	475.7	463.6	2.6%
97217	539.9	496.0	8.9%
97227	636.7	625.0	1.9%