

BY THE NUMBERS

North Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97203	109	126	-13.5%
97217	183	212	-13.7%
97227	20	21	-4.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	498.2	557.6	-10.7%
97217	589.0	633.2	-7.0%
97227	529.3	699.2	-24.3%
AVERAGE DAYS ON MKT			
97203	31	45	-31.1%
97217	51	56	-8.9%
97227	106	55	92.7%
SOLD VS. LIST PRICE			
97203	98.2%	99.8%	-1.6%
97217	99.8%	99.2%	0.6%
97227	93.5%	98.9%	-5.5%
MONTHS OF INVENTORY			
97203	3.6	2.4	50.0%
97217	4.8	5.4	-11.1%
97227	2.9	21	-86.2%
ABSORPTION RATE			
97203	27.5%	41.2%	-33.3%
97217	20.7%	18.4%	12.9%
97227	35.0%	4.7%	635.3%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	275	312	-11.9%
97217	391	340	15.0%
97227	34	22	54.5%
AVERAGE SALES PRICE			
97203	475.4	458.2	3.8%
97217	537.9	494.9	8.7%
97227	603.6	618.9	-2.5%