

BY THE NUMBERS

Northwest Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97209	240	233	3.0%
97210	110	98	12.2%
97229	392	299	31.1%
97231	58	51	13.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	561.5	532.6	5.4%
97210	838.7	845.3	-0.8%
97229	894.9	932.8	-4.1%
97231	811.3	906.3	-10.5%
AVERAGE DAYS ON MKT			
97209	96	85	12.9%
97210	93	69	34.8%
97229	53	40	32.5%
97231	74	43	72.1%
SOLD VS. LIST PRICE			
97209	97.6%	96.1%	1.5%
97210	93.1%	98.3%	-5.3%
97229	98.9%	99.8%	-0.9%
97231	96.8%	94.7%	2.2%
MONTHS OF INVENTORY			
97209	7.3	11.1	-34.2%
97210	4.2	5.4	-22.2%
97229	5.0	3.1	61.3%
97231	11.6	8.5	36.5%
ABSORPTION RATE			
97209	13.7%	9.0%	52.6%
97210	23.6%	18.3%	28.7%
97229	19.9%	32.4%	-38.7%
97231	8.6%	11.7%	-26.7%

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Northwest Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	166	185	-10.3%
97210	133	115	15.7%
97229	593	655	-9.5%
97231	52	48	8.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	450.1	515.1	-12.6%
97210	812.9	828.4	-1.9%
97229	788.8	828.4	-4.8%
97231	679.9	834.6	-18.5%