

# BY THE NUMBERS

North Portland – September 2025

| YEAR OVER YEAR             | Sept 2025 | Sept 2024 | % CHANGE |
|----------------------------|-----------|-----------|----------|
| <b>AVAILABLE INVENTORY</b> |           |           |          |
| 97203                      | 122       | 131       | -6.9%    |
| 97217                      | 192       | 213       | -9.9%    |
| 97227                      | 23        | 28        | -17.9%   |
| <b>AVERAGE LIST PRICE</b>  | (\$,000)  | (\$,000)  |          |
| 97203                      | 522.9     | 545.0     | -4.1%    |
| 97217                      | 586.4     | 623.1     | -5.9%    |
| 97227                      | 622.0     | 735.8     | -15.5%   |
| <b>AVERAGE DAYS ON MKT</b> |           |           |          |
| 97203                      | 56        | 27        | 107.4%   |
| 97217                      | 47        | 58        | -19.0%   |
| 97227                      | 348       | 39        | 792.3%   |
| <b>SOLD VS. LIST PRICE</b> |           |           |          |
| 97203                      | 99.1%     | 99.7%     | -0.5%    |
| 97217                      | 100.1%    | 99.2%     | 0.9%     |
| 97227                      | 94.8%     | 99.4%     | -4.7%    |
| <b>MONTHS OF INVENTORY</b> |           |           |          |
| 97203                      | 3.6       | 4.0       | -10.0%   |
| 97217                      | 3.9       | 4.0       | -2.5%    |
| 97227                      | 7.7       | 4.7       | 63.8%    |
| <b>ABSORPTION RATE</b>     |           |           |          |
| 97203                      | 27.8%     | 25.19%    | 10.6%    |
| 97217                      | 25.5%     | 24.88%    | 2.6%     |
| 97227                      | 13.0%     | 21.43%    | -39.2%   |

| YEAR TO DATE               | 2025  | 2024  | % CHANGE |
|----------------------------|-------|-------|----------|
| <b>CLOSED SALES</b>        |       |       |          |
| 97203                      | 309   | 345   | -10.4%   |
| 97217                      | 442   | 393   | 12.5%    |
| 97227                      | 37    | 28    | 32.1%    |
| <b>AVERAGE SALES PRICE</b> |       |       |          |
| 97203                      | 474.7 | 458.4 | 3.6%     |
| 97217                      | 535.8 | 489.8 | 9.4%     |
| 97227                      | 589.2 | 646.1 | -8.8%    |