

BY THE NUMBERS

North Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97203	114	128	-10.9%
97217	180	186	-3.2%
97227	15	24	-37.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	561.7	563.9	-0.4%
97217	544.9	642.8	-15.2%
97227	511.1	672.7	-24.0%
AVERAGE DAYS ON MKT			
97203	57	53	7.5%
97217	60	40	50.0%
97227	27	34	-20.6%
SOLD VS. LIST PRICE			
97203	99.8%	100.3%	-0.4%
97217	98.1%	100.1%	-2.0%
97227	100.0%	99.7%	0.3%
MONTHS OF INVENTORY			
97203	2.4	2.8	-14.3%
97217	4.2	4.5	-6.7%
97227	7.5	4	87.5%
ABSORPTION RATE			
97203	42.1%	35.9%	17.2%
97217	23.8%	22.0%	8.4%
97227	13.3%	25.0%	-46.7%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	357	391	-8.7%
97217	488	434	12.4%
97227	39	34	14.7%
AVERAGE SALES PRICE			
97203	475.5	460.9	3.2%
97217	532.4	488.7	8.9%
97227	592.5	643.5	-7.9%