

BY THE NUMBERS

Northwest Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97209	221	217	1.8%
97210	98	89	10.1%
97229	335	259	29.3%
97231	49	45	8.9%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	565.5	538.7	5.0%
97210	836.3	794.8	5.2%
97229	859.7	883.6	-2.7%
97231	861.2	672.9	28.0%
AVERAGE DAYS ON MKT			
97209	106	110	-3.6%
97210	53	61	-13.1%
97229	66	78	-15.4%
97231	39	39	0
SOLD VS. LIST PRICE			
97209	98.6%	97.5%	1.1%
97210	98.3%	98.1%	0.2%
97229	97.5%	97.3%	0.2%
97231	96.0%	98.1%	-2.2%
MONTHS OF INVENTORY			
97209	10.5	7.8	34.6%
97210	7.0	5.6	25.0%
97229	3.6	3.0	20.0%
97231	7.0	5.0	40.0%
ABSORPTION RATE			
97209	9.5%	12.9%	-26.4%
97210	14.2%	17.9%	-20.5%
97229	28.0%	33.2%	-15.5%
97231	14.2%	20.0%	-28.6%

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Northwest Portland – October 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	211	222	-5.0%
97210	166	142	16.9%
97229	765	809	-5.4%
97231	63	67	-6.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	453.4	503.7	-10.0%
97210	866.1	808.4	7.1%
97229	791.9	824.8	-4.0%
97231	670.3	815.7	-17.8%