

BY THE NUMBERS

North Portland – November 2025

YEAR OVER YEAR	Nov 2025	Nov 2024	% CHANGE
AVAILABLE INVENTORY			
97203	107	112	-4.5%
97217	146	174	-16.1%
97227	17	22	-22.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	563.4	602.8	-6.5%
97217	566.4	639.0	-11.4%
97227	647.4	695.2	-6.9%
AVERAGE DAYS ON MKT			
97203	39	51	-23.5%
97217	52	64	-18.8%
97227	237	33	618.2%
SOLD VS. LIST PRICE			
97203	100.6%	99.5%	1.1%
97217	100.4%	100.1%	0.3%
97227	95.9%	96.7%	-0.8%
MONTHS OF INVENTORY			
97203	3.8	2.2	72.7%
97217	4.3	4.0	7.5%
97227	8.5	22.0	-61.4%
ABSORPTION RATE			
97203	26.1%	46.4%	-43.6%
97217	23.2%	25.2%	-7.9%
97227	11.7%	4.5%	158.5%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	385	443	-13.1%
97217	522	478	9.2%
97227	41	35	17.1%
AVERAGE SALES PRICE			
97203	473.8	461.7	2.6%
97217	530.5	489.9	8.3%
97227	598.4	645.4	-7.3%