

BY THE
Numbers
North Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97203	75	94	-20.2%
97217	122	142	-14.1%
97227	12	16	-25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	525.4	596.5	-11.9%
97217	596.4	663.3	-10.1%
97227	739.9	608.8	21.5%
AVERAGE DAYS ON MKT			
97203	39	76	-48.7%
97217	69	48	43.8%
97227	0	76	-100.0%
SOLD VS. LIST PRICE			
97203	96.1%	98.8%	-2.7%
97217	99.3%	98.9%	0.4%
97227	0	100.5%	-100.0%
MONTHS OF INVENTORY			
97203	3.4	2.1	61.9%
97217	3.1	3.2	-3.1%
97227	0	3.2	-100.0%
ABSORPTION RATE			
97203	29.3%	46.8%	-37.3%
97217	32.7%	30.9%	5.8%
97227	0	31.2%	-100.0%

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97203	408	487	-16.2%
97217	566	522	8.4%
97227	41	40	2.5%
AVERAGE SALES PRICE			
97203	472	462.2	2.1%
97217	526.3	496.4	6.0%
97227	598.4	638.3	-6.3%