

BY THE Numbers

Northwest Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97209	190	198	-4.0%
97210	85	85	0
97229	295	242	21.9%
97231	44	46	-4.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97209	555.0	550.2	0.9%
97210	872.7	797.5	9.4%
97229	854.6	870.5	-1.8%
97231	813.5	715.1	13.8%
AVERAGE DAYS ON MKT			
97209	150	145	3.4%
97210	73	72	1.4%
97229	77	69	11.6%
97231	117	48	143.8%
SOLD VS. LIST PRICE			
97209	97.1%	95.5%	1.7%
97210	95.8%	96.6%	-0.8%
97229	98.4%	98.4%	-0.1%
97231	98.2%	96.0%	2.3%
MONTHS OF INVENTORY			
97209	9.0	13.2	-31.8%
97210	4.5	6.1	-26.2%
97229	5.3	3.7	43.2%
97231	6.3	23.0	-72.6%
ABSORPTION RATE			
97209	11.0%	7.5%	45.8%
97210	22.3%	16.4%	35.7%
97229	18.9%	26.8%	-29.3%
97231	15.9%	4.3%	265.7%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97209	232	237	-2.1%
97210	185	156	18.6%
97229	825	874	-5.6%
97231	70	69	1.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	449.6	495.0	-9.2%
97210	865.2	817.0	5.9%
97229	793.0	840.1	-5.6%
97231	661.0	801.6	-17.5%