

BY THE
Numbers
North Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97203	86	86	0
97217	123	146	-15.8%
97227	10	16	-37.5%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	526.8	521.9	0.9%
97217	593	608.4	-2.5%
97227	721.2	617.9	16.7%
AVERAGE DAYS ON MKT			
97203	71	84	-15.5%
97217	84	71	18.3%
97227	244	107	128.0%
SOLD VS. LIST PRICE			
97203	99.0%	99.2%	-0.2%
97217	99.1%	99.2%	-0.1%
97227	96.5%	98.0%	-1.5%
MONTHS OF INVENTORY			
97203	3.3	3.2	3.1%
97217	5.3	3.8	39.5%
97227	10	2.7	270.4%
ABSORPTION RATE			
97203	30.2%	31.4%	-3.7%
97217	18.7%	26.0%	-28.2%
97227	10.0%	37.5%	-73.3%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97203	26	27	-3.7%
97217	23	38	-39.5%
97227	1	6	-83.3%
AVERAGE SALES PRICE			
97203	486.8	443.9	9.7%
97217	492.9	514.5	-4.2%
97227	420.0	793.9	-47.1%