

BY THE
Numbers
North Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97203	79	62	27.4%
97217	147	141	4.3%
97227	12	14	-14.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	518	519.7	-0.3%
97217	584.5	628.0	-6.9%
97227	578.1	581.7	-0.6%
AVERAGE DAYS ON MKT			
97203	69	51	35.3%
97217	69	63	9.5%
97227	73	31	135.5%
SOLD VS. LIST PRICE			
97203	100.3%	99.0%	1.4%
97217	98.9%	101.0%	-2.1%
97227	99.3%	100.4%	-1.1%
MONTHS OF INVENTORY			
97203	2.2	2.7	-18.50%
97217	5.7	3.8	50.0%
97227	1.7	2.8	-39.3%
ABSORPTION RATE			
97203	45.5%	37.1%	22.8%
97217	17.6%	26.2%	-32.6%
97227	58.3%	35.7%	63.3%

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97203	62	50	24.0%
97217	49	75	-34.7%
97227	8	11	-27.3%
AVERAGE SALES PRICE			
97203	484.7	485.9	-0.2%
97217	493.7	538.6	-8.3%
97227	532.5	727.4	-26.8%