

# BY THE Numbers

Northwest Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	167	157	6.4%
97210	70	77	-9.1%
97229	232	222	4.5%
97231	39	41	-4.9%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97209	534.6	537.9	-0.6%
97210	877.6	809.1	8.5%
97229	830.8	821.1	1.2%
97231	638.0	886.9	-28.1%
<b>AVERAGE DAYS ON MKT</b>			
97209	86	149	-42.3%
97210	121	74	63.5%
97229	99	66	50.0%
97231	36	98	-63.3%
<b>SOLD VS. LIST PRICE</b>			
97209	97.6%	97.5%	0.2%
97210	96.4%	95.1%	1.3%
97229	96.4%	99.1%	-2.8%
97231	100.0%	98.7%	1.2%
<b>MONTHS OF INVENTORY</b>			
97209	10.4	9.8	6.1%
97210	8.8	8.6	2.3%
97229	6.4	3.7	73.0%
97231	39	5.1	664.7%
<b>ABSORPTION RATE</b>			
97209	9.5%	10.1%	-6.0%
97210	11.4%	11.6%	-2.2%
97229	15.5%	27.0%	-42.6%
97231	2.5%	19.5%	-86.9%

BY THE  
*Numbers*

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YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97209	16	16	0
97210	8	9	-11.1%
97229	36	60	-40.0%
97231	1	8	-87.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	442.8	405.2	9.3%
97210	761.8	736.4	3.4%
97229	796.2	769.2	3.5%
97231	399.0	569.5	-29.9%