

BY THE
Numbers
North Portland – March 2026

| YEAR OVER YEAR | March 2026 | March 2025 | % CHANGE |
|----------------------------|------------|------------|----------|
| AVAILABLE INVENTORY | | | |
| 97203 | 94 | 68 | 38.2% |
| 97217 | 148 | 148 | 0 |
| 97227 | 12 | 15 | -20.0% |
| AVERAGE LIST PRICE | | | |
| | (\$,000) | (\$,000) | |
| 97203 | 516.8 | 550.0 | -6.0% |
| 97217 | 548.0 | 597.2 | -8.2% |
| 97227 | 575.1 | 704.8 | -18.4% |
| AVERAGE DAYS ON MKT | | | |
| 97203 | 85 | 77 | 10.4% |
| 97217 | 82 | 96 | -14.6% |
| 97227 | 118 | 60 | 96.7% |
| SOLD VS. LIST PRICE | | | |
| 97203 | 100.4% | 102.4% | -2.0% |
| 97217 | 97.1% | 98.4% | -1.3% |
| 97227 | 95.4% | 97.0% | -1.6% |
| MONTHS OF INVENTORY | | | |
| 97203 | 2.9 | 1.5 | 93.3% |
| 97217 | 3.1 | 2.6 | 19.2% |
| 97227 | 3.0 | 3.8 | -21.1% |
| ABSORPTION RATE | | | |
| 97203 | 34.0% | 67.6% | -49.7% |
| 97217 | 32.4% | 38.5% | -15.8% |
| 97227 | 33.3% | 26.6% | 25.0% |

| YEAR TO DATE | 2026 | 2025 | % CHANGE |
|----------------------------|-------|-------|----------|
| CLOSED SALES | | | |
| 97203 | 95 | 96 | -1.0% |
| 97217 | 97 | 132 | -26.5% |
| 97227 | 12 | 15 | -20.0% |
| AVERAGE SALES PRICE | | | |
| 97203 | 494.9 | 457.1 | 8.3% |
| 97217 | 545.6 | 560.1 | -2.6% |
| 97227 | 533.1 | 682.1 | -21.8% |