

BY THE
Numbers
Northwest Portland – March 2026

YEAR OVER YEAR	March 2026	March 2025	% CHANGE
AVAILABLE INVENTORY			
97209	179	214	-16.4%
97210	81	94	-13.8%
97229	248	261	-5.0%
97231	48	46	4.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97209	520.4	518.8	0.3%
97210	840.6	862.8	-2.6%
97229	825.4	828.3	-0.4%
97231	686.0	853.8	-19.7%
AVERAGE DAYS ON MKT			
97209	138	154	-10.4%
97210	88	124	-29.0%
97229	83	52	59.6%
97231	27	144	-81.3%
SOLD VS. LIST PRICE			
97209	96.6%	97.8%	-1.2%
97210	97.0%	97.3%	-0.3%
97229	97.9%	98.7%	-0.7%
97231	98.5%	97.1%	1.4%
MONTHS OF INVENTORY			
97209	9.4	10.7	-12.1%
97210	4.1	13.4	-69.4%
97229	3.4	3.5	-2.9%
97231	12	5.8	106.9%
ABSORPTION RATE			
97209	10.6%	9.3%	13.5%
97210	24.6%	7.4%	231.4%
97229	29.0%	28.7%	1.0%
97231	8.3%	17.3%	-52.1%

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Northwest Portland – March 2026

YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97209	52	61	-14.8%
97210	39	31	25.8%
97229	161	199	-19.1%
97231	8	17	-52.9%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	448.3	441.1	1.6%
97210	888.3	689.9	28.8%
97229	786.6	763.9	3.0%
97231	993.3	555.0	79.0%