

BY THE  
*Numbers*  
North Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	106	79	34.2%
97217	166	176	-5.7%
97227	15	14	7.1%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$,000)	
97203	499.3	582.4	-14.3%
97217	535.1	581.8	-8.0%
97227	651.1	629.7	3.4%
<b>AVERAGE DAYS ON MKT</b>			
97203	44	30	46.7%
97217	27	52	-48.1%
97227	13	19	-31.6%
<b>SOLD VS. LIST PRICE</b>			
97203	100.7%	102.0%	-1.3%
97217	102.0%	101.7%	0.3%
97227	99.6%	104.3%	-4.5%
<b>MONTHS OF INVENTORY</b>			
97203	2.8	2.3	21.7%
97217	3.5	2.8	25.0%
97227	2.5	3.5	-28.6%
<b>ABSORPTION RATE</b>			
97203	35.8%	44.3%	-19.1%
97217	28.3%	36.3%	-22.1%
97227	40.0%	28.5%	40.0%

YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97203	133	131	1.5%
97217	144	196	-26.5%
97227	18	19	-5.3%
<b>AVERAGE SALES PRICE</b>			
97203	482.4	478	0.9%
97217	530.4	542.7	-2.3%
97227	558.5	675.4	-17.3%