

BY THE
Numbers
Northwest Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97209	191	230	-17.0%
97210	94	118	-20.3%
97229	279	321	-13.1%
97231	55	47	17.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97209	484.9	518.1	-6.4%
97210	881.5	885.3	-0.4%
97229	846.2	858.6	-1.4%
97231	743.4	915.8	-18.8%
AVERAGE DAYS ON MKT			
97209	126	82	53.7%
97210	115	55	109.1%
97229	55	60	-8.3%
97231	44	114	-61.4%
SOLD VS. LIST PRICE			
97209	98.4%	97.1%	1.3%
97210	97.4%	96.2%	1.3%
97229	99.4%	99.8%	-0.4%
97231	98.0%	93.8%	4.5%
MONTHS OF INVENTORY			
97209	8.0	12.8	-37.5%
97210	7.2	5.6	28.6%
97229	2.9	4.3	-32.6%
97231	11.0	7.8	41.0%
ABSORPTION RATE			
97209	12.5%	7.8%	60.5%
97210	13.8%	17.8%	-22.3%
97229	34.7%	23.3%	48.8%
97231	9.0%	12.7%	-28.8%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97209	76	79	-3.8%
97210	52	52	0
97229	258	274	-5.8%
97231	13	23	-43.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	464.7	457.9	1.5%
97210	855.9	722.8	18.4%
97229	781.5	786.9	-0.7%
97231	820.5	620.2	32.3%