



## BY THE NUMBERS

Northwest Portland – September 2023

| NORTHWEST PORTLAND         | Sept 2023       | Sept 2022       | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| <b>AVAILABLE INVENTORY</b> |                 |                 |          |
| 97209                      | 202             | 173             | 16.8%    |
| 97210                      | 72              | 69              | 4.3%     |
| 97229                      | 259             | 195             | 32.8%    |
| 97231                      | 62              | 39              | 59.0%    |
| <b>AVERAGE LIST PRICE</b>  | <b>(\$,000)</b> | <b>(\$,000)</b> |          |
| 97209                      | 599.7           | 717.7           | -16.4%   |
| 97210                      | 957.5           | 1,064.3         | -10.0%   |
| 97229                      | 1,006.4         | 952.8           | 5.6%     |
| 97231                      | 1,138.7         | 1,025.9         | 11.0%    |
| <b>AVERAGE DAYS ON MKT</b> |                 |                 |          |
| 97209                      | 51              | 42              | 21.4%    |
| 97210                      | 25              | 41              | -39.0%   |
| 97229                      | 26              | 23              | 13.0%    |
| 97231                      | 99              | 32              | 209.4%   |
| <b>SOLD VS. LIST PRICE</b> |                 |                 |          |
| 97209                      | 97.6%           | 98.3%           | -0.7%    |
| 97210                      | 96.2%           | 98.8%           | -2.6%    |
| 97229                      | 98.8%           | 99.2%           | -0.4%    |
| 97231                      | 101.6%          | 96.0%           | 5.7%     |
| <b>MONTHS OF INVENTORY</b> |                 |                 |          |
| 97209                      | 8.4             | 7.9             | 6.3%     |
| 97210                      | 4.5             | 4.1             | 9.8%     |
| 97229                      | 3.3             | 2.2             | 50.0%    |
| 97231                      | 10.3            | 2.3             | 347.8%   |
| <b>ABSORPTION RATE</b>     |                 |                 |          |
| 97209                      | 11.8%           | 12.7%           | -6.6%    |
| 97210                      | 22.2%           | 24.6%           | -9.8%    |
| 97229                      | 30.5%           | 46.1%           | -33.9%   |
| 97231                      | 9.6%            | 43.5%           | -77.8%   |

| Year to Date               | 2023           | 2022           | % CHANGE |
|----------------------------|----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                |                |          |
| 97209                      | 216            | 362            | -40.3%   |
| 97210                      | 142            | 175            | -18.9%   |
| 97229                      | 654            | 874            | -25.2%   |
| 97231                      | 53             | 84             | -36.9%   |
| <b>AVERAGE SALES PRICE</b> | <b>(\$000)</b> | <b>(\$000)</b> |          |
| 97209                      | 555.1          | 538.3          | 3.1%     |
| 97210                      | 796.3          | 907.6          | -12.3%   |
| 97229                      | 822.4          | 820.7          | 0.2%     |
| 97231                      | 649.2          | 881.9          | -26.4%   |