



BY THE NUMBERS

Northwest Portland – November 2023

NORTHWEST PORTLAND	Nov 2023	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97209	173	146	18.5%
97210	80	52	53.8%
97229	217	157	38.2%
97231	65	40	62.5%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	621.4	700.7	-11.3%
97210	911.9	900.5	1.3%
97229	1,011.1	1,011.8	-0.1%
97231	1,072.7	972.3	10.3%
AVERAGE DAYS ON MKT			
97209	97	50	94.0%
97210	49	50	-2.0%
97229	41	26	57.7%
97231	32	87	-63.2%
SOLD VS. LIST PRICE			
97209	97.3%	93.2%	4.3%
97210	96.2%	98.0%	-1.8%
97229	98.7%	99.2%	-0.5%
97231	93.4%	96.6%	-3.3%
MONTHS OF INVENTORY			
97209	15.7	6.3	149.2%
97210	8.9	5.2	71.2%
97229	3.6	2.6	38.5%
97231	32.5	8	306.3%
ABSORPTION RATE			
97209	6.3%	15.7%	-59.6%
97210	11.2%	19.2%	-41.5%
97229	27.6%	38.8%	-28.8%
97231	3.0%	12.5%	-75.4%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	246	409	-39.9%
97210	161	201	-19.9%
97229	791	1,031	-23.3%
97231	69	94	-26.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	551.3	538.1	2.5%
97210	785.4	871.6	-9.9%
97229	818.9	806.5	1.5%
97231	641.7	866.0	-25.9%