



## BY THE NUMBERS

North Portland – December 2023

| NORTH PORTLAND             | Dec 2023        | Dec 2022        | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| <b>AVAILABLE INVENTORY</b> |                 |                 |          |
| 97203                      | 72              | 76              | -5.3%    |
| 97217                      | 127             | 100             | 27.0%    |
| 97227                      | 13              | 17              | -23.5%   |
| <b>AVERAGE LIST PRICE</b>  | <b>(\$,000)</b> | <b>(\$,000)</b> |          |
| 97203                      | 640.4           | 602.3           | 6.3%     |
| 97217                      | 681.9           | 624.5           | 9.2%     |
| 97227                      | 896.6           | 634.4           | 41.3%    |
| <b>AVERAGE DAYS ON MKT</b> |                 |                 |          |
| 97203                      | 30              | 42              | -28.6%   |
| 97217                      | 36              | 42              | -14.3%   |
| 97227                      | 16              | 34              | -52.9%   |
| <b>SOLD VS. LIST PRICE</b> |                 |                 |          |
| 97203                      | 98.7%           | 99.7%           | -1.0%    |
| 97217                      | 100.7%          | 98.0%           | 2.8%     |
| 97227                      | 100.0%          | 99.6%           | 0.3%     |
| <b>MONTHS OF INVENTORY</b> |                 |                 |          |
| 97203                      | 1.9             | 2.8             | -32.1%   |
| 97217                      | 4.0             | 2.5             | 60.0%    |
| 97227                      | 13.0            | 3.4             | 282.4%   |
| <b>ABSORPTION RATE</b>     |                 |                 |          |
| 97203                      | 51.3%           | 35.5%           | 44.6%    |
| 97217                      | 25.2%           | 40.0%           | -37.0%   |
| 97227                      | 7.6%            | 29.4%           | -73.9%   |

| Year to Date               | 2023  | 2022  | % CHANGE |
|----------------------------|-------|-------|----------|
| <b>CLOSED SALES</b>        |       |       |          |
| 97203                      | 408   | 563   | -27.5%   |
| 97217                      | 506   | 734   | -31.1%   |
| 97227                      | 43    | 59    | -27.1%   |
| <b>AVERAGE SALES PRICE</b> |       |       |          |
| 97203                      | 472.0 | 503.1 | -6.2%    |
| 97217                      | 504.8 | 553.8 | -8.8%    |
| 97227                      | 594.2 | 707.9 | -16.1%   |