



BY THE NUMBERS

Northwest Portland – December 2023

NORTHWEST PORTLAND	Dec 2023	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97209	141	118	19.5%
97210	65	45	44.4%
97229	177	134	32.1%
97231	60	39	53.8%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	622.6	736.3	-15.4%
97210	798.9	1,024.5	-22.0%
97229	1,028.6	1,008.7	2.0%
97231	1,017.1	956.8	6.3%
AVERAGE DAYS ON MKT			
97209	117	94	24.5%
97210	43	57	-24.6%
97229	55	43	27.9%
97231	63	60	5.0%
SOLD VS. LIST PRICE			
97209	94.8%	96.6%	-1.9%
97210	96.8%	95.7%	1.2%
97229	97.3%	98.4%	-1.2%
97231	92.0%	94.8%	-2.9%
MONTHS OF INVENTORY			
97209	12.8	7.9	62.0%
97210	5	4.1	22.0%
97229	3.2	2.1	52.4%
97231	8.6	39	-77.9%
ABSORPTION RATE			
97209	7.8%	12.7%	-38.6%
97210	20.0%	24.4%	-18.2%
97229	31.6%	47.7%	-33.8%
97231	11.6%	2.5%	355.9%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97209	257	424	-39.4%
97210	176	212	-17.0%
97229	853	1,095	-22.1%
97231	76	95	-20.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	553.7	533.7	3.7%
97210	781.1	867.0	-9.9%
97229	822.1	804.6	2.2%
97231	641.1	863.6	-25.8%