

BY THE NUMBERS

North Portland – January 2024

NORTH PORTLAND	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
97203	73	54	35.2%
97217	124	83	49.4%
97227	12	15	-20.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$,000)	
97203	574.5	654.7	-12.2%
97217	656.0	696.5	-5.8%
97227	767.4	650.1	18.0%
AVERAGE DAYS ON MKT			
97203	49	40	22.5%
97217	35	50	-30.0%
97227	120	11	990.9%
SOLD VS. LIST PRICE			
97203	102.4%	99.9%	2.4%
97217	101.4%	99.6%	1.8%
97227	93.3%	100.5%	-7.2%
MONTHS OF INVENTORY			
97203	2.6	2.7	-3.7%
97217	7.3	3.5	108.6%
97227	4.0	3.8	5.3%
ABSORPTION RATE			
97203	38.3%	37.0%	3.6%
97217	13.7%	28.9%	-52.6%
97227	25.0%	26.6%	-6.3%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97203	28	20	40.0%
97217	17	24	-29.2%
97227	3	4	-25.0%
AVERAGE SALES PRICE			
97203	429.7	430.6	-0.2%
97217	428.6	431.5	-0.7%
97227	691.7	564.3	22.6%