

BY THE NUMBERS

Northwest Portland – January 2024

NORTHWEST PORTLAND	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
97209	138	101	36.6%
97210	63	42	50.0%
97229	155	114	36.0%
97231	48	44	9.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	648.3	705.5	-8.1%
97210	742.9	1,098.2	-32.4%
97229	1,017.2	1,118.5	-9.1%
97231	992.9	1,046.8	-5.1%
AVERAGE DAYS ON MKT			
97209	73	74	-1.4%
97210	40	35	14.3%
97229	57	34	67.6%
97231	120	108	11.1%
SOLD VS. LIST PRICE			
97209	94.4%	97.9%	-3.6%
97210	98.9%	92.8%	6.6%
97229	98.1%	98.8%	-0.7%
97231	82.1%	100.0%	-17.8%
MONTHS OF INVENTORY			
97209	8.1	4	102.5%
97210	5.3	14	-62.1%
97229	2.8	2.6	7.7%
97231	24	44	-45.5%
ABSORPTION RATE			
97209	12.3%	24.7%	-50.2%
97210	19.0%	7.1%	166.8%
97229	36.1%	38.6%	-6.4%
97231	4.1%	2.2%	83.7%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97209	17	25	-32.0%
97210	12	3	300.0%
97229	56	44	27.3%
97231	2	1	100.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	405.5	430.8	-5.9%
97210	611.3	578.6	5.7%
97229	734.8	752.0	-2.3%
97231	468.5	180.0	160.3%