

## BY THE NUMBERS

*North Portland – February 2024*

NORTH PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	78	44	77.3%
97217	128	74	73.0%
97227	18	12	50.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	581.2	714.8	-18.7%
97217	736.1	734.5	0.2%
97227	704.4	484.3	45.4%
<b>AVERAGE DAYS ON MKT</b>			
97203	58	60	-3.3%
97217	58	44	31.8%
97227	0	41	-100.0%
<b>SOLD VS. LIST PRICE</b>			
97203	99.8%	98.3%	1.5%
97217	99.8%	99.8%	0.0%
97227	0	100.0%	-100.0%
<b>MONTHS OF INVENTORY</b>			
97203	2.4	1.1	118.2%
97217	4.3	2.2	95.5%
97227	0	4.0	-100.0%
<b>ABSORPTION RATE</b>			
97203	41.0%	93.1%	-56.0%
97217	23.4%	44.5%	-47.4%
97227	0	25.0%	-100.0%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	60	61	-1.6%
97217	48	57	-15.8%
97227	3	7	-57.1%
<b>AVERAGE SALES PRICE</b>			
97203	469.8	437.0	7.5%
97217	471.6	450.0	4.8%
97227	691.7	568.0	21.8%