

BY THE NUMBERS

Northwest Portland – February 2024

| NORTHWEST PORTLAND | Feb 2024 | Feb 2023 | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| AVAILABLE INVENTORY | | | |
| 97209 | 156 | 116 | 34.5% |
| 97210 | 60 | 45 | 33.3% |
| 97229 | 166 | 111 | 49.5% |
| 97231 | 46 | 39 | 17.9% |
| AVERAGE LIST PRICE | (\$,000) | (\$,000) | |
| 97209 | 640.7 | 731 | -12.4% |
| 97210 | 721.5 | 1,040.5 | -30.7% |
| 97229 | 995.6 | 1,075.3 | -7.4% |
| 97231 | 932.2 | 1,147.2 | -18.7% |
| AVERAGE DAYS ON MKT | | | |
| 97209 | 86 | 75 | 14.7% |
| 97210 | 39 | 86 | -54.7% |
| 97229 | 42 | 50 | -16.0% |
| 97231 | 224 | 71 | 215.5% |
| SOLD VS. LIST PRICE | | | |
| 97209 | 96.4% | 98.0% | -1.7% |
| 97210 | 95.7% | 99.3% | -3.7% |
| 97229 | 98.4% | 99.8% | -1.5% |
| 97231 | 91.0% | 98.6% | -7.7% |
| MONTHS OF INVENTORY | | | |
| 97209 | 7.1 | 4.6 | 54.3% |
| 97210 | 7.5 | 4.5 | 66.7% |
| 97229 | 2.7 | 1.7 | 58.8% |
| 97231 | 23 | 19.5 | 17.9% |
| ABSORPTION RATE | | | |
| 97209 | 14.1% | 21.5% | -34.6% |
| 97210 | 13.3% | 22.2% | -40.0% |
| 97229 | 37.3% | 58.5% | -36.2% |
| 97231 | 4.3% | 5.1% | -15.2% |

| Year to Date | 2024 | 2023 | % CHANGE |
|----------------------------|----------------|----------------|----------|
| CLOSED SALES | | | |
| 97209 | 39 | 50 | -22.0% |
| 97210 | 20 | 13 | 53.8% |
| 97229 | 121 | 109 | 11.0% |
| 97231 | 4 | 3 | 33.3% |
| AVERAGE SALES PRICE | (\$000) | (\$000) | |
| 97209 | 378.6 | 492.3 | -23.1% |
| 97210 | 779.8 | 766.4 | 1.7% |
| 97229 | 777.8 | 760.6 | 2.3% |
| 97231 | 639.3 | 299.6 | 113.4% |