

BY THE NUMBERS

Northwest Portland – March 2024

| NORTHWEST PORTLAND | March 2024 | March 2023 | % CHANGE |
|----------------------------|-----------------|-----------------|----------|
| AVAILABLE INVENTORY | | | |
| 97209 | 180 | 135 | 33.3% |
| 97210 | 65 | 51 | 27.5% |
| 97229 | 175 | 114 | 53.5% |
| 97231 | 51 | 44 | 15.9% |
| AVERAGE LIST PRICE | (\$,000) | (\$,000) | |
| 97209 | 627.2 | 697.2 | -10.0% |
| 97210 | 764.4 | 1,026.3 | -25.5% |
| 97229 | 1,024.7 | 1,000.3 | 2.4% |
| 97231 | 1,045.3 | 1,150.9 | -9.2% |
| AVERAGE DAYS ON MKT | | | |
| 97209 | 73 | 58 | 25.9% |
| 97210 | 55 | 37 | 48.6% |
| 97229 | 42 | 38 | 10.5% |
| 97231 | 19 | 41 | -53.7% |
| SOLD VS. LIST PRICE | | | |
| 97209 | 94.7% | 96.6% | -2.0% |
| 97210 | 102.4% | 99.5% | 2.9% |
| 97229 | 101.3% | 99.5% | 1.8% |
| 97231 | 97.4% | 99.8% | -2.5% |
| MONTHS OF INVENTORY | | | |
| 97209 | 8.6 | 5.6 | 53.6% |
| 97210 | 5.0 | 2.4 | 108.3% |
| 97229 | 3.0 | 1.6 | 87.5% |
| 97231 | 12.8 | 4.0 | 220.0% |
| ABSORPTION RATE | | | |
| 97209 | 11.6% | 17.7% | -34.4% |
| 97210 | 20.0% | 41.1% | -51.4% |
| 97229 | 33.1% | 62.2% | -46.8% |
| 97231 | 7.8% | 25.0% | -68.6% |

| Year to Date | 2024 | 2023 | % CHANGE |
|----------------------------|----------------|----------------|----------|
| CLOSED SALES | | | |
| 97209 | 60 | 74 | -18.9% |
| 97210 | 33 | 34 | -2.9% |
| 97229 | 180 | 180 | 0 |
| 97231 | 8 | 14 | -42.9% |
| AVERAGE SALES PRICE | (\$000) | (\$000) | |
| 97209 | 441.2 | 542.4 | -18.7% |
| 97210 | 756.2 | 843.0 | -10.3% |
| 97229 | 766.2 | 775.8 | -1.2% |
| 97231 | 689.6 | 467.4 | 47.5% |