

BY THE NUMBERS

North Portland – April 2024

NORTH PORTLAND	April 2024	April 2023	% CHANGE
AVAILABLE INVENTORY			
97203	108	61	77.0%
97217	181	113	60.2%
97227	23	12	91.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	608.9	663.3	-8.2%
97217	613.2	612.9	0.0%
97227	637.7	767.0	-16.9%
AVERAGE DAYS ON MKT			
97203	32	29	10.3%
97217	38	28	35.7%
97227	8	32	-75.0%
SOLD VS. LIST PRICE			
97203	102.8%	102.3%	0.4%
97217	99.8%	100.4%	-0.7%
97227	97.7%	98.2%	-0.5%
MONTHS OF INVENTORY			
97203	2.5	2.8	-10.7%
97217	3.6	2.3	56.5%
97227	23	6	283.3%
ABSORPTION RATE			
97203	39.8%	36.0%	10.4%
97217	27.6%	44.2%	-37.6%
97227	4.3%	16.6%	-73.9%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97203	127	121	5.0%
97217	139	158	-12.0%
97227	7	13	-46.2%
AVERAGE SALES PRICE			
97203	459.6	454.1	1.2%
97217	515.2	520.6	-1.0%
97227	702.6	549.1	28.0%