

BY THE NUMBERS

Northwest Portland – April 2024

NORTHWEST PORTLAND	April 2024	April 2023	% CHANGE
AVAILABLE INVENTORY			
97209	197	140	40.7%
97210	88	57	54.4%
97229	207	141	46.8%
97231	57	50	14.0%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	630.6	713	-11.6%
97210	869.8	1,039.9	-16.4%
97229	991.3	1,024.0	-3.2%
97231	1,020.0	1,155.8	-11.7%
AVERAGE DAYS ON MKT			
97209	105	58	81.0%
97210	94	39	141.0%
97229	45	32	40.6%
97231	156	122	27.9%
SOLD VS. LIST PRICE			
97209	97.4%	97.9%	-0.5%
97210	97.9%	99.0%	-1.1%
97229	99.8%	99.7%	0.1%
97231	95.5%	99.9%	-4.3%
MONTHS OF INVENTORY			
97209	7.9	7.8	1.3%
97210	6.8	4.8	41.7%
97229	2.6	2.4	8.3%
97231	9.5	7.1	33.8%
ABSORPTION RATE			
97209	12.6%	12.8%	-1.3%
97210	14.7%	21.0%	-29.8%
97229	38.6%	41.1%	-6.0%
97231	10.5%	14.0%	-24.8%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97209	86	92	-6.5%
97210	47	46	2.2%
97229	263	238	10.5%
97231	14	21	-33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	486.2	535.4	-9.2%
97210	814.0	783.3	3.9%
97229	798.2	794.7	0.4%
97231	595.8	452.0	31.8%