

## BY THE NUMBERS

North Portland – May 2024

NORTH PORTLAND	May 2024	May 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97203	143	73	95.9%
97217	223	130	71.5%
97227	26	17	52.9%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97203	708.8	658.6	7.6%
97217	584.8	742.2	-21.2%
97227	629.0	773.4	-18.7%
<b>AVERAGE DAYS ON MKT</b>			
97203	30	9	233.3%
97217	24	22	9.1%
97227	109	43	153.5%
<b>SOLD VS. LIST PRICE</b>			
97203	99.9%	102.2%	-2.2%
97217	102.6%	102.6%	0.0%
97227	100.0%	102.6%	-2.6%
<b>MONTHS OF INVENTORY</b>			
97203	3.2	1.7	88.2%
97217	5.0	3.1	61.3%
97227	6.5	2.8	132.1%
<b>ABSORPTION RATE</b>			
97203	31.4%	57.5%	-45.3%
97217	20.1%	32.3%	-37.5%
97227	15.3%	35.2%	-56.4%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97203	172	163	5.5%
97217	184	200	-8.0%
97227	11	19	-42.1%
<b>AVERAGE SALES PRICE</b>			
97203	459.7	459.0	0.2%
97217	501.6	519.6	-3.5%
97227	710.8	560.1	26.9%