

BY THE NUMBERS

North Portland – August 2024

NORTH PORTLAND	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
97203	126	103	22.3%
97217	212	169	25.4%
97227	21	21	0
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	557.6	672.4	-17.1%
97217	633.2	584.4	8.4%
97227	699.2	800.4	-12.6%
AVERAGE DAYS ON MKT			
97203	43	32	34.4%
97217	56	35	60.0%
97227	55	40	37.5%
SOLD VS. LIST PRICE			
97203	99.8%	100.4%	-0.6%
97217	99.2%	99.6%	-0.4%
97227	98.9%	99.1%	-0.2%
MONTHS OF INVENTORY			
97203	2.5	3.2	-21.9%
97217	5.4	3.6	50.0%
97227	21.0	10.5	100.0%
ABSORPTION RATE			
97203	39.6%	31.0%	27.7%
97217	18.4%	27.8%	-33.8%
97227	4.7%	9.5%	-50.0%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97203	309	281	10.0%
97217	339	344	-1.5%
97227	22	29	-24.1%
AVERAGE SALES PRICE			
97203	458.8	480.4	-4.5%
97217	494.6	507.8	-2.6%
97227	618.9	557.5	11.0%