

## BY THE NUMBERS

Northwest Portland – August 2024

NORTHWEST PORTLAND	August 2024	August 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97209	233	185	25.9%
97210	98	62	58.1%
97229	299	242	23.6%
97231	51	63	-19.0%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$,000)</b>	
97209	532.6	585.2	-9.0%
97210	845.3	959.4	-11.9%
97229	932.8	1,012.2	-7.8%
97231	906.3	1,105.7	-18.0%
<b>AVERAGE DAYS ON MKT</b>			
97209	85	59	44.1%
97210	52	52	0
97229	38	29	31.0%
97231	43	26	65.4%
<b>SOLD VS. LIST PRICE</b>			
97209	96.6%	95.9%	0.7%
97210	98.4%	97.5%	0.9%
97229	99.8%	99.0%	0.8%
97231	94.7%	101.4%	-6.6%
<b>MONTHS OF INVENTORY</b>			
97209	12.3	10.3	19.4%
97210	6.1	4.1	48.8%
97229	3.3	2.3	43.5%
97231	8.5	9.0	-5.6%
<b>ABSORPTION RATE</b>			
97209	8.1%	9.7%	-16.2%
97210	16.3%	24.1%	-32.5%
97229	30.7%	42.9%	-28.4%
97231	11.7%	11.1%	5.9%

Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97209	181	193	-6.2%
97210	111	127	-12.6%
97229	647	580	11.6%
97231	47	47	0
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97209	509.1	547.9	-7.1%
97210	840.7	795.2	5.7%
97229	825.1	827.0	-0.2%
97231	851.5	623.0	36.7%