

BY THE NUMBERS

Northwest Portland – October 2024

NORTHWEST PORTLAND	Oct 2024	Oct 2023	% CHANGE
AVAILABLE INVENTORY			
97209	217	192	13.0%
97210	89	77	15.6%
97229	259	243	6.6%
97231	45	64	-29.7%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	538.7	621.7	-13.4%
97210	794.8	929.7	-14.5%
97229	883.6	1,051.2	-15.9%
97231	672.9	1,215.0	-44.6%
AVERAGE DAYS ON MKT			
97209	110	102	7.8%
97210	61	25	144.0%
97229	78	45	73.3%
97231	44	85	-48.2%
SOLD VS. LIST PRICE			
97209	97.5%	96.7%	0.8%
97210	98.1%	98.9%	-0.8%
97229	97.4%	99.4%	-2.0%
97231	97.7%	92.8%	5.3%
MONTHS OF INVENTORY			
97209	7.8	10.1	-22.8%
97210	5.6	7.7	-27.3%
97229	3.0	3.3	-9.1%
97231	5.6	4.6	21.7%
ABSORPTION RATE			
97209	12.9%	9.9%	30.3%
97210	17.9%	12.9%	38.4%
97229	32.8%	30.4%	7.8%
97231	17.7%	21.8%	-18.7%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97209	220	236	-6.8%
97210	140	154	-9.1%
97229	805	734	9.7%
97231	64	67	-4.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	497.1	556.4	-10.7%
97210	812.0	786.2	3.3%
97229	824.4	826.7	-0.3%
97231	822.8	638.5	28.9%