

BY THE NUMBERS

North Portland – December 2024

NORTH PORTLAND	Dec 2024	Dec 2023	% CHANGE
AVAILABLE INVENTORY			
97203	94	72	30.6%
97217	142	127	11.8%
97227	16	13	23.1%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	596.5	640.4	-6.9%
97217	663.3	681.9	-2.7%
97227	608.8	896.6	-32.1%
AVERAGE DAYS ON MKT			
97203	76	30	153.3%
97217	49	36	36.1%
97227	76	16	375.0%
SOLD VS. LIST PRICE			
97203	98.8%	98.7%	0.0%
97217	98.9%	100.7%	-1.8%
97227	100.5%	100.0%	0.5%
MONTHS OF INVENTORY			
97203	2.1	1.9	10.5%
97217	3.4	4	-15.0%
97227	3.2	13	-75.4%
ABSORPTION RATE			
97203	46.8%	51.3%	-8.9%
97217	29.5%	25.2%	17.4%
97227	31.2%	7.6%	306.4%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97203	487	412	18.2%
97217	520	508	2.4%
97227	40	43	-7.0%
AVERAGE SALES PRICE			
97203	462.2	469.0	-1.4%
97217	497.7	503.5	-1.2%
97227	638.3	594.2	7.4%