

BY THE NUMBERS

North Portland – January 2025

NORTH PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97203	86	73	17.8%
97217	146	124	17.7%
97227	16	12	33.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97203	521.9	574.5	-9.2%
97217	608.4	656.0	-7.3%
97227	617.9	767.4	-19.5%
AVERAGE DAYS ON MKT			
97203	87	47	85.1%
97217	73	33	121.2%
97227	107	120	-10.8%
SOLD VS. LIST PRICE			
97203	99.3%	102.3%	-2.9%
97217	99.2%	100.9%	-1.6%
97227	98.0%	93.3%	5.1%
MONTHS OF INVENTORY			
97203	3.3	2.5	32.0%
97217	4.1	6.9	-40.6%
97227	2.7	4.0	-32.5%
ABSORPTION RATE			
97203	30.2%	39.7%	-23.9%
97217	24.6%	14.5%	69.8%
97227	37.5%	25.0%	50.0%

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97203	26	29	-10.3%
97217	36	18	100.0%
97227	6	3	100.0%
AVERAGE SALES PRICE			
97203	446.4	432.2	3.3%
97217	509.4	418.0	21.9%
97227	793.9	691.7	14.8%