

BY THE NUMBERS

Northwest Portland – December 2024

NORTHWEST PORTLAND	Dec 2024	Dec 2023	% CHANGE
AVAILABLE INVENTORY			
97209	166	141	17.7%
97210	72	65	10.8%
97229	206	177	16.4%
97231	46	60	-23.3%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	564.6	622.6	-9.3%
97210	776.2	798.9	-2.8%
97229	791.1	1,028.6	-23.1%
97231	716.5	1,017.1	-29.6%
AVERAGE DAYS ON MKT			
97209	132	117	12.8%
97210	92	54	70.4%
97229	93	54	72.2%
97231	88	63	39.7%
SOLD VS. LIST PRICE			
97209	94.4%	94.8%	-0.4%
97210	96.3%	96.9%	-0.6%
97229	97.4%	97.3%	0.1%
97231	101.6%	92.0%	10.4%
MONTHS OF INVENTORY			
97209	10.4	12.8	-18.8%
97210	8.0	4.6	73.9%
97229	4.0	3.0	33.3%
97231	9.2	8.6	7.0%
ABSORPTION RATE			
97209	9.6%	7.8%	23.6%
97210	12.5%	21.5%	-42.0%
97229	25.2%	33.9%	-25.5%
97231	10.8%	11.6%	-6.9%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97209	253	258	-1.9%
97210	165	178	-7.3%
97229	925	860	7.6%
97231	74	76	-2.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	491.4	552.4	-11.0%
97210	821.3	778.1	5.6%
97229	838.9	822.1	2.0%
97231	801.6	641.1	25.0%