

BY THE NUMBERS

Northwest Portland – January 2025

NORTHWEST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97209	157	138	13.8%
97210	77	63	22.2%
97229	222	155	43.2%
97231	41	48	-14.6%
AVERAGE LIST PRICE	(\$,000)	(\$,000)	
97209	537.9	648.3	-17.0%
97210	809.1	742.9	8.9%
97229	821.1	1,017.2	-19.3%
97231	886.9	992.9	-10.7%
AVERAGE DAYS ON MKT			
97209	156	73	113.7%
97210	74	40	85.0%
97229	65	57	14.0%
97231	98	120	-18.3%
SOLD VS. LIST PRICE			
97209	97.6%	94.4%	3.4%
97210	95.1%	98.9%	-3.8%
97229	99.1%	98.1%	1.1%
97231	98.7%	82.1%	20.2%
MONTHS OF INVENTORY			
97209	10.5	8.1	29.6%
97210	8.6	5.3	62.3%
97229	3.9	2.6	50.0%
97231	5.1	24.0	-78.8%
ABSORPTION RATE			
97209	9.5%	12.3%	-22.5%
97210	11.6%	19.0%	-38.6%
97229	25.6%	38.0%	-32.5%
97231	19.5%	4.1%	367.9%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97209	15	17	-11.8%
97210	9	12	-25.0%
97229	57	59	-3.4%
97231	8	2	300.0%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97209	414.9	405.5	2.3%
97210	736.4	611.3	20.5%
97229	761.1	735.2	3.5%
97231	569.5	468.5	21.6%