

## BY THE NUMBERS

*Northeast Portland – March 2025*

NORTHEAST PORTLAND	March 2025	March 2024	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	89	63	41.3%
97212	40	42	-4.8%
97213	54	49	10.2%
97218	30	31	-3.2%
97232	20	21	-4.8%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	577.5	857.8	-32.7%
97212	925.5	1,052.4	-12.1%
97213	791.5	723.2	9.4%
97218	485.5	649.4	-25.2%
97232	783.2	805.3	-2.7%
<b>AVERAGE DAYS ON MKT</b>			
97211	56	22	154.5%
97212	60	23	160.9%
97213	54	41	31.7%
97218	57	46	23.9%
97232	27	43	-37.2%
<b>SOLD VS. LIST PRICE</b>			
97211	100.9%	100.0%	0.9%
97212	99.4%	101.5%	-2.0%
97213	99.5%	100.0%	-0.5%
97218	101.0%	99.0%	2.1%
97232	101.1%	99.9%	1.2%
<b>MONTHS OF INVENTORY</b>			
97211	3.1	3.2	-3.1%
97212	1.9	3.5	-45.7%
97213	3.2	2.0	60.0%
97218	3.0	2.8	7.1%
97232	2.5	1.6	56.3%
<b>ABSORPTION RATE</b>			
97211	32.5%	31.7%	2.6%
97212	52.5%	28.5%	83.8%
97213	31.4%	51.0%	-38.3%
97218	33.3%	35.4%	-6.1%
97232	40.0%	61.9%	-35.4%

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*Northeast Portland – March 2025*

Year to Date	2025	2024	% CHANGE
<b>CLOSED SALES</b>			
97211	49	41	19.5%
97212	34	27	25.9%
97213	42	43	-2.3%
97218	22	25	-12.0%
97232	17	24	-29.2%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	523.2	577.8	-9.4%
97212	660.8	757.9	-12.8%
97213	600.2	538.5	11.5%
97218	441.8	415.2	6.4%
97232	812.0	691.7	17.4%