

BY THE NUMBERS

Northeast Portland – April 2025

NORTHEAST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97211	99	83	19.3%
97212	53	53	0
97213	69	56	23.2%
97218	43	40	7.5%
97232	29	18	61.1%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	683.3	795.6	-14.1%
97212	875.9	1,000.9	-12.5%
97213	640.8	742.1	-13.7%
97218	729.8	624.8	16.8%
97232	693.5	701.5	-1.1%
AVERAGE DAYS ON MKT			
97211	21	27	-22.2%
97212	35	23	52.2%
97213	48	45	6.7%
97218	85	40	112.5%
97232	42	39	7.7%
SOLD VS. LIST PRICE			
97211	103.5%	103.3%	0.2%
97212	102.9%	104.1%	-1.1%
97213	101.5%	100.7%	0.8%
97218	98.9%	101.3%	-2.3%
97232	100.9%	104.1%	-3.1%
MONTHS OF INVENTORY			
97211	2.2	1.8	22.2%
97212	2.1	2.0	5.0%
97213	2.8	1.5	86.7%
97218	3.6	2.5	44.0%
97232	4.1	2.0	105.0%
ABSORPTION RATE			
97211	46.4%	54.2%	-14.3%
97212	47.1%	50.9%	-7.4%
97213	36.2%	66.0%	-45.2%
97218	27.9%	40.0%	-30.2%
97232	24.1%	50.0%	-51.7%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97211	132	125	5.6%
97212	75	70	7.1%
97213	93	108	-13.9%
97218	52	59	-11.9%
97232	30	38	-21.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	565.8	591.6	-4.4%
97212	796.1	835.2	-4.7%
97213	599.1	587.5	2.0%
97218	456.2	421.6	8.2%
97232	791.9	653.2	21.2%