

BY THE NUMBERS

Southeast Portland – April 2025

SOUTHEAST PORTLAND	April 2025	April 2024	% CHANGE
AVAILABLE INVENTORY			
97202	100	93	7.50%
97206	118	149	-20.8%
97214	56	47	19.1%
97215	32	33	-3.0%
97216	34	26	30.8%
AVERAGE LIST PRICE			
97202	827.7	749.6	10.4%
97206	627.3	664.4	-5.6%
97214	790.1	943.4	-16.2%
97215	1,079.5	942.2	14.6%
97216	435.2	607.0	-28.3%
AVERAGE DAYS ON MKT			
97202	43	25	72.0%
97206	38	31	22.6%
97214	65	47	38.3%
97215	32	8	300.0%
97216	37	54	-31.5%
SOLD VS. LIST PRICE			
97202	101.99%	102.2%	-0.3%
97206	100.9%	101.1%	-0.1%
97214	104.0%	102.1%	1.8%
97215	103.3%	108.1%	-4.5%
97216	100.3%	102.3%	-1.9%
MONTHS OF INVENTORY			
97202	2.4	2.4	0
97206	1.5	2.2	-31.80%
97214	2.7	3.6	-25.00%
97215	1.1	3	-63.30%
97216	1.5	2	-25.00%
ABSORPTION RATE			
97202	42.0%	40.8%	2.8%
97206	66.9%	45.6%	46.7%
97214	37.5%	27.6%	35.6%
97215	93.7%	33.3%	181.3%
97216	64.7%	50.0%	29.4%

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Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97202	132	124	6.5%
97206	236	187	26.2%
97214	72	45	60.0%
97215	87	44	97.7%
97216	72	51	41.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	677.4	640.1	5.8%
97206	479.0	465.6	2.9%
97214	732.1	671.3	9.1%
97215	720.5	680.8	5.8%
97216	374.8	391.2	-4.2%