

BY THE NUMBERS

Northeast Portland – May 2025

YEAR OVER YEAR	May 2025	May 2024	% CHANGE
AVAILABLE INVENTORY			
97211	120	100	20.0%
97212	66	65	1.5%
97213	80	75	6.7%
97218	48	43	11.6%
97232	44	29	51.7%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	755.7	673.7	12.2%
97212	896.0	936.9	-4.4%
97213	669.7	699.9	-4.3%
97218	707.9	522.3	35.5%
97232	792.4	664.3	19.3%
AVERAGE DAYS ON MKT			
97211	31	39	-20.5%
97212	18	29	-37.9%
97213	20	23	-13.0%
97218	45	20	125.0%
97232	76	25	204.0%
SOLD VS. LIST PRICE			
97211	103.0%	102.3%	0.7%
97212	101.7%	102.8%	-1.0%
97213	102.9%	101.6%	1.2%
97218	103.6%	102.2%	1.4%
97232	95.0%	103.2%	-7.9%
MONTHS OF INVENTORY			
97211	2.0	2.0	0
97212	2.4	1.8	33.3%
97213	2.1	1.5	40.0%
97218	2.8	2.4	16.7%
97232	4.0	2.4	66.7%
ABSORPTION RATE			
97211	50.0%	51.0%	-2.0%
97212	40.9%	56.9%	-28.1%
97213	48.7%	66.6%	-26.9%
97218	35.4%	41.8%	-15.4%
97232	25.0%	41.3%	-39.6%

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Northeast Portland – May 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	194	176	10.2%
97212	103	107	-3.7%
97213	132	158	-16.5%
97218	69	77	-10.4%
97232	41	50	-18.0%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.7	589.8	0.3%
97212	821.8	867.2	-5.2%
97213	625.6	590.1	6.0%
97218	480.0	438.3	9.5%
97232	780.9	679.4	14.9%