

BY THE NUMBERS

Northeast Portland – June 2025

YEAR OVER YEAR	June 2025	June 2024	% CHANGE
AVAILABLE INVENTORY			
97211	133	108	23.1%
97212	69	87	-20.7%
97213	92	88	4.5%
97218	46	50	-8.0%
97232	42	32	31.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	735.3	665.1	10.6%
97212	940.0	1,001.7	-6.2%
97213	643.5	695.8	-7.5%
97218	730.1	633	15.3%
97232	702.6	763.2	-7.9%
AVERAGE DAYS ON MKT			
97211	27	22	22.7%
97212	37	12	208.3%
97213	44	19	131.6%
97218	29	33	-12.1%
97232	7	28	-75.0%
SOLD VS. LIST PRICE			
97211	101.9%	101.3%	0.6%
97212	100.9%	101.7%	-0.8%
97213	103.3%	101.9%	1.4%
97218	103.6%	101.5%	2.1%
97232	105.2%	101.0%	4.1%
MONTHS OF INVENTORY			
97211	2.8	2.6	7.7%
97212	2.0	2.7	-25.9%
97213	3.4	2.4	41.7%
97218	3.1	3.8	-18.4%
97232	4.2	3.2	31.3%
ABSORPTION RATE			
97211	35.3%	38.8%	-9.1%
97212	49.2%	36.7%	34.0%
97213	29.3%	42.0%	-30.2%
97218	32.6%	26.0%	25.4%
97232	23.8%	31.2%	-23.8%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	243	218	11.5%
97212	137	139	-1.4%
97213	159	195	-18.5%
97218	84	90	-6.7%
97232	53	60	-11.7%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	590.4	605.3	-2.5%
97212	829.3	856.2	-3.1%
97213	619.0	580.2	6.7%
97218	481.9	457.9	5.2%
97232	800.0	713.5	12.1%