

BY THE NUMBERS

Northeast Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97211	124	107	15.9%
97212	55	84	-34.5%
97213	83	79	5.1%
97218	54	61	-11.5%
97232	34	25	36.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	705.6	623.3	13.2%
97212	1,036.3	933.2	11.0%
97213	633.2	728.5	-13.1%
97218	742.3	560.3	32.5%
97232	673.5	759.6	-11.3%
AVERAGE DAYS ON MKT			
97211	44	30	46.7%
97212	39	22	77.3%
97213	19	21	-9.5%
97218	38	26	46.2%
97232	53	13	307.7%
SOLD VS. LIST PRICE			
97211	100.6%	101.0%	-0.4%
97212	102.7%	101.2%	1.4%
97213	101.3%	100.6%	0.7%
97218	98.1%	101.0%	-2.9%
97232	101.0%	101.4%	-0.4%
MONTHS OF INVENTORY			
97211	2.6	2.4	8.3%
97212	2.0	2.5	-20.0%
97213	1.9	2.5	-24.0%
97218	2.5	5.1	-51.0%
97232	4.3	2.8	53.6%
ABSORPTION RATE			
97211	37.9%	42.0%	-9.9%
97212	49.0%	39.2%	24.9%
97213	53.0%	39.2%	35.1%
97218	40.7%	19.6%	107.1%
97232	23.5%	36.0%	-34.6%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	290	263	10.3%
97212	164	172	-4.7%
97213	203	226	-10.2%
97218	107	102	4.9%
97232	61	69	-11.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	589.2	613.8	-4.0%
97212	839.2	838.7	0.1%
97213	604.7	585.3	3.3%
97218	492.0	471.1	4.4%
97232	800.7	728.1	10.0%