

BY THE NUMBERS

Southeast Portland – July 2025

YEAR OVER YEAR	July 2025	July 2024	% CHANGE
AVAILABLE INVENTORY			
97202	127	136	-6.6%
97206	185	183	1.1%
97214	79	67	17.9%
97215	37	55	-32.7%
97216	45	37	21.6%
AVERAGE LIST PRICE			
97202	797.6	732.2	8.9%
97206	579.2	551.7	5.0%
97214	849.8	764.3	11.2%
97215	860.2	884.2	-2.7%
97216	408.9	612.2	-33.2%
AVERAGE DAYS ON MKT			
97202	27	29	-6.9%
97206	39	26	50.0%
97214	23	22	4.5%
97215	17	24	-29.2%
97216	55	30	83.3%
SOLD VS. LIST PRICE			
97202	101.5%	100.9%	0.6%
97206	101.1%	100.0%	1.0%
97214	100.1%	100.7%	-0.6%
97215	105.1%	100.3%	4.8%
97216	100.1%	100.6%	-0.6%
MONTHS OF INVENTORY			
97202	2.2	2.5	-12.0%
97206	3.0	2.8	7.1%
97214	2.4	2.0	20.0%
97215	1.9	2.4	-20.8%
97216	2.4	2.5	-4.0%
ABSORPTION RATE			
97202	46.4%	39.7%	17.0%
97206	33.5%	35.5%	-5.7%
97214	41.7%	50.7%	-17.7%
97215	54.0%	41.8%	29.2%
97216	42.2%	40.5%	4.1%

BY THE NUMBERS

Southeast Portland – July 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	315	278	13.3%
97206	414	423	-2.1%
97214	169	120	40.8%
97215	168	122	37.7%
97216	128	94	36.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	700.4	692.8	1.1%
97206	485.7	488.2	-0.5%
97214	721.8	691.6	4.4%
97215	764.5	706.5	8.2%
97216	415.8	400.3	3.9%