

BY THE NUMBERS

Northeast Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97211	118	115	2.6%
97212	60	73	-17.8%
97213	87	74	17.6%
97218	54	68	-20.6%
97232	35	28	25.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,039.8	636.4	63.4%
97212	1,040.5	902.4	15.3%
97213	625.0	691.3	-9.6%
97218	748.3	508.4	47.2%
97232	728.6	842.5	-13.5%
AVERAGE DAYS ON MKT			
97211	55	37	48.6%
97212	64	31	106.5%
97213	37	24	54.2%
97218	13	41	-68.3%
97232	31	34	-8.8%
SOLD VS. LIST PRICE			
97211	100.2%	100.3%	-0.1%
97212	99.3%	100.2%	-0.9%
97213	100.4%	99.6%	0.7%
97218	98.8%	98.7%	0.2%
97232	98.5%	99.8%	-1.4%
MONTHS OF INVENTORY			
97211	2.1	3.0	-30.0%
97212	2.1	2.8	-25.0%
97213	2.8	2.0	40.0%
97218	10.8	4.5	140.0%
97232	2.7	2.2	22.7%
ABSORPTION RATE			
97211	47.4%	33.0%	43.6%
97212	48.3%	35.6%	35.7%
97213	35.6%	50.0%	-28.7%
97218	9.2%	22.0%	-58.0%
97232	37.1%	46.4%	-20.0%

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Northeast Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	346	301	15.0%
97212	193	198	-2.5%
97213	235	263	-10.6%
97218	112	117	-4.3%
97232	74	82	-9.8%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	595.1	610.4	-2.5%
97212	827.9	834.2	-0.8%
97213	610.7	579.9	5.3%
97218	495.3	476.7	3.9%
97232	805.9	716.5	12.5%