

BY THE NUMBERS

Southeast Portland – Aug 2025

YEAR OVER YEAR	Aug 2025	Aug 2024	% CHANGE
AVAILABLE INVENTORY			
97202	116	126	-7.9%
97206	171	173	-1.2%
97214	68	63	7.9%
97215	34	42	-19.0%
97216	40	41	-2.4%
AVERAGE LIST PRICE			
97202	778	724.8	7.3%
97206	519.4	563.2	-7.8%
97214	872.8	748.1	16.7%
97215	819.0	872.2	-6.1%
97216	411.5	527.4	-22.0%
AVERAGE DAYS ON MKT			
97202	46	40	15.0%
97206	46	44	4.5%
97214	40	26	53.8%
97215	43	23	87.0%
97216	63	63	0
SOLD VS. LIST PRICE			
97202	100.0%	99.7%	0.3%
97206	99.0%	99.9%	-0.9%
97214	100.3%	100.2%	0.2%
97215	101.7%	100.8%	0.9%
97216	99.5%	100.6%	-1.1%
MONTHS OF INVENTORY			
97202	2.5	2.6	-3.8%
97206	2.9	2.2	31.8%
97214	3.1	2.4	29.2%
97215	2.4	1.7	41.2%
97216	2.9	3.2	-9.4%
ABSORPTION RATE			
97202	39.6%	38.8%	2.0%
97206	34.5%	46.2%	-25.4%
97214	32.3%	41.2%	-21.6%
97215	41.1%	59.5%	-30.8%
97216	35.0%	31.7%	10.4%

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Southeast Portland – Aug 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97202	361	327	10.4%
97206	476	503	-5.4%
97214	192	146	31.5%
97215	180	147	22.4%
97216	143	107	33.6%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	699.0	691.3	1.1%
97206	485.8	488.1	-0.5%
97214	725.0	694.4	4.4%
97215	754.4	701.4	7.6%
97216	417.2	398.0	4.8%