

BY THE NUMBERS

Northeast Portland – September 2025

YEAR OVER YEAR	Sept 2025	Sept 2024	% CHANGE
AVAILABLE INVENTORY			
97211	110	111	-0.9%
97212	65	71	-8.5%
97213	92	81	13.6%
97218	48	70	-31.4%
97232	31	26	19.2%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,039.9	628.6	65.4%
97212	1,059.6	866.3	22.3%
97213	642.7	670.9	-4.2%
97218	668.2	517.2	29.2%
97232	671.6	799.2	-16.0%
AVERAGE DAYS ON MKT			
97211	40	41	-2.4%
97212	19	31	-38.7%
97213	30	32	-6.3%
97218	44	43	2.3%
97232	52	34	52.9%
SOLD VS. LIST PRICE			
97211	99.4%	98.3%	1.1%
97212	102.0%	94.4%	8.0%
97213	100.7%	99.2%	1.5%
97218	99.7%	100.0%	-0.3%
97232	99.6%	100.2%	-0.6%
MONTHS OF INVENTORY			
97211	2.8	4.1	-31.7%
97212	2.0	2.2	-9.1%
97213	3.0	3.2	-6.3%
97218	2.2	5.8	-62.1%
97232	6.2	3.3	87.9%
ABSORPTION RATE			
97211	36.3%	24.3%	49.5%
97212	50.7%	45.0%	12.6%
97213	33.7%	30.8%	9.2%
97218	45.8%	17.1%	167.4%
97232	16.1%	30.7%	-47.6%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	387	328	18.0%
97212	228	230	-0.9%
97213	268	288	-6.9%
97218	134	129	3.9%
97232	80	90	-11.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.5	607.5	-2.6%
97212	828.7	838.6	-1.2%
97213	613.0	580.9	5.5%
97218	499.4	473.0	5.6%
97232	784.7	694.8	12.9%