

BY THE NUMBERS

Northeast Portland – October 2025

YEAR OVER YEAR	October 2025	October 2024	% CHANGE
AVAILABLE INVENTORY			
97211	101	107	-5.6%
97212	53	58	-8.6%
97213	90	70	28.6%
97218	54	65	-16.9%
97232	26	25	4.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	983.8	604.1	62.9%
97212	1,092.4	900.9	21.3%
97213	618.1	651.6	-5.1%
97218	675.5	528.5	27.8%
97232	630.1	797.3	-21.0%
AVERAGE DAYS ON MKT			
97211	36	46	-21.7%
97212	21	34	-38.2%
97213	27	32	-15.6%
97218	70	26	169.2%
97232	41	29	41.4%
SOLD VS. LIST PRICE			
97211	101.3%	101.9%	-0.6%
97212	100.7%	101.0%	-0.3%
97213	100.0%	99.8%	0.2%
97218	99.2%	100.9%	-1.6%
97232	101.3%	97.6%	3.8%
MONTHS OF INVENTORY			
97211	2.1	3.3	-36.4%
97212	1.6	2.1	-23.8%
97213	2.3	1.7	35.3%
97218	2.6	4.6	-43.5%
97232	2.2	3.1	-29.0%
ABSORPTION RATE			
97211	47.5%	29.9%	58.9%
97212	64.1%	46.5%	37.8%
97213	43.3%	60.0%	-27.8%
97218	38.8%	21.5%	80.5%
97232	46.1%	32.0%	44.2%

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YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	436	360	21.1%
97212	263	257	2.3%
97213	309	330	-6.4%
97218	156	143	9.1%
97232	92	98	-6.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	591.3	602.8	-1.9%
97212	834.2	841.2	-0.8%
97213	608.4	571.7	6.4%
97218	483.1	480.7	0.5%
97232	782.3	698.6	12.0%