

## BY THE NUMBERS

*Northeast Portland – November 2025*

| YEAR OVER YEAR             | Nov 2025 | Nov 2024 | % CHANGE |
|----------------------------|----------|----------|----------|
| <b>AVAILABLE INVENTORY</b> |          |          |          |
| 97211                      | 100      | 93       | 7.5%     |
| 97212                      | 46       | 50       | -8.0%    |
| 97213                      | 69       | 70       | -1.4%    |
| 97218                      | 50       | 57       | -12.3%   |
| 97232                      | 24       | 31       | -22.6%   |
| <b>AVERAGE LIST PRICE</b>  |          |          |          |
|                            | (\$,000) | (\$000)  |          |
| 97211                      | 1,054.8  | 597.4    | 76.6%    |
| 97212                      | 1,073.9  | 888.3    | 20.9%    |
| 97213                      | 676.4    | 702.3    | -3.7%    |
| 97218                      | 769.1    | 530.7    | 44.9%    |
| 97232                      | 566.6    | 662.4    | -14.5%   |
| <b>AVERAGE DAYS ON MKT</b> |          |          |          |
| 97211                      | 30       | 32       | -6.3%    |
| 97212                      | 41       | 50       | -18.0%   |
| 97213                      | 39       | 41       | -4.9%    |
| 97218                      | 44       | 69       | -36.2%   |
| 97232                      | 36       | 71       | -49.3%   |
| <b>SOLD VS. LIST PRICE</b> |          |          |          |
| 97211                      | 99.4%    | 101.0%   | -1.6%    |
| 97212                      | 98.3%    | 99.2%    | -1.0%    |
| 97213                      | 100.4%   | 99.7%    | 0.7%     |
| 97218                      | 99.2%    | 101.4%   | -2.2%    |
| 97232                      | 101.2%   | 99.7%    | 1.5%     |
| <b>MONTHS OF INVENTORY</b> |          |          |          |
| 97211                      | 3.6      | 2.3      | 56.5%    |
| 97212                      | 1.6      | 1.4      | 14.3%    |
| 97213                      | 2.6      | 2.3      | 13.0%    |
| 97218                      | 3.6      | 4.4      | -18.2%   |
| 97232                      | 6.0      | 3.9      | 53.8%    |
| <b>ABSORPTION RATE</b>     |          |          |          |
| 97211                      | 28.0%    | 44.0%    | -36.5%   |
| 97212                      | 63.0%    | 70.0%    | -9.9%    |
| 97213                      | 39.1%    | 44.2%    | -11.7%   |
| 97218                      | 28.0%    | 22.8%    | 22.8%    |
| 97232                      | 16.6%    | 25.8%    | -35.4%   |

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| YEAR TO DATE               | 2025            | 2024           | % CHANGE |
|----------------------------|-----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                 |                |          |
| 97211                      | 465             | 401            | 16.0%    |
| 97212                      | 294             | 292            | 0.7%     |
| 97213                      | 336             | 361            | -6.9%    |
| 97218                      | 170             | 156            | 9.0%     |
| 97232                      | 96              | 106            | -9.4%    |
| <b>AVERAGE SALES PRICE</b> | <b>(\$,000)</b> | <b>(\$000)</b> |          |
| 97211                      | 591.2           | 600.7          | -1.6%    |
| 97212                      | 838.4           | 835.7          | 0.3%     |
| 97213                      | 607.5           | 569.1          | 6.7%     |
| 97218                      | 481.8           | 479.4          | 0.5%     |
| 97232                      | 769.9           | 708.2          | 8.7%     |