

BY THE Numbers

Northest Portland – December 2025

YEAR OVER YEAR	Dec 2025	Dec 2024	% CHANGE
AVAILABLE INVENTORY			
97211	84	79	6.3%
97212	36	40	-10.0%
97213	57	46	23.9%
97218	41	46	-10.9%
97232	14	19	-26.3%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,101.1	568.2	93.8%
97212	970.9	838.7	15.8%
97213	695.1	661.0	5.2%
97218	804.7	511.6	57.3%
97232	601.5	830.6	-27.6%
AVERAGE DAYS ON MKT			
97211	46	73	-37.0%
97212	63	44	43.2%
97213	49	33	48.5%
97218	57	77	-26.0%
97232	75	39	92.3%
SOLD VS. LIST PRICE			
97211	99.6%	96.5%	3.2%
97212	98.2%	98.6%	-0.4%
97213	98.8%	100.0%	-1.2%
97218	97.7%	100.0%	-2.3%
97232	96.9%	99.7%	-2.9%
MONTHS OF INVENTORY			
97211	3.1	2.5	24.0%
97212	2.6	4.0	-35.0%
97213	1.6	1.5	6.7%
97218	2.6	3.3	-21.2%
97232	1.6	1.7	-5.9%
ABSORPTION RATE			
97211	32.1%	40.5%	-20.7%
97212	38.8%	25.0%	55.6%
97213	63.1%	65.2%	-3.2%
97218	39.0%	30.4%	28.2%
97232	64.2%	57.8%	11.1%

BY THE
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Northeast Portland – December 2025

YEAR TO DATE	2025	2024	% CHANGE
CLOSED SALES			
97211	493	433	13.9%
97212	309	302	2.3%
97213	373	391	-4.6%
97218	186	170	9.4%
97232	105	117	-10.3%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	592.5	594.2	-0.3%
97212	841.3	826.4	1.8%
97213	599.2	572.4	4.7%
97218	481.8	474.8	1.5%
97232	771.1	705.5	9.3%