

BY THE
Numbers
Southeast Portland – December 2025

| YEAR OVER YEAR | Dec 2025 | Dec 2024 | % CHANGE |
|----------------------------|----------|----------|----------|
| AVAILABLE INVENTORY | | | |
| 97202 | 79 | 66 | 19.7% |
| 97206 | 105 | 112 | -6.3% |
| 97214 | 48 | 49 | -2.0% |
| 97215 | 31 | 29 | 6.9% |
| 97216 | 33 | 43 | -23.3% |
| AVERAGE LIST PRICE | | | |
| 97202 | 729.1 | 719.1 | 1.4% |
| 97206 | 507.4 | 583.9 | -13.1% |
| 97214 | 827.0 | 837.5 | -1.3% |
| 97215 | 1,110.5 | 938.5 | 18.3% |
| 97216 | 448.1 | 437.6 | 2.4% |
| AVERAGE DAYS ON MKT | | | |
| 97202 | 79 | 75 | 5.3% |
| 97206 | 63 | 74 | -14.9% |
| 97214 | 30 | 73 | -58.9% |
| 97215 | 29 | 30 | -3.3% |
| 97216 | 74 | 74 | 0 |
| SOLD VS. LIST PRICE | | | |
| 97202 | 98.5% | 98.2% | 0.4% |
| 97206 | 100.2% | 97.9% | 2.4% |
| 97214 | 103.2% | 96.8% | 6.6% |
| 97215 | 101.8% | 101.7% | 0.0% |
| 97216 | 100.6% | 99.1% | 1.6% |
| MONTHS OF INVENTORY | | | |
| 97202 | 2.8 | 2.6 | 7.7% |
| 97206 | 1.6 | 2.0 | -20.0% |
| 97214 | 1.9 | 2.3 | -17.4% |
| 97215 | 1.8 | 1.8 | 0 |
| 97216 | 2.1 | 3.1 | -32.3% |
| ABSORPTION RATE | | | |
| 97202 | 35.4% | 37.8% | -6.4% |
| 97206 | 60.9% | 49.1% | 24.1% |
| 97214 | 52.0% | 42.8% | 21.5% |
| 97215 | 54.8% | 55.1% | -0.6% |
| 97216 | 48.4% | 32.5% | 48.9% |

BY THE Numbers

Southeast Portland – December 2025

| YEAR TO DATE | 2025 | 2024 | % CHANGE |
|----------------------------|----------------|----------------|----------|
| CLOSED SALES | | | |
| 97202 | 503 | 480 | 4.80% |
| 97206 | 722 | 756 | -4.50% |
| 97214 | 287 | 224 | 28.10% |
| 97215 | 248 | 229 | 8.30% |
| 97216 | 210 | 152 | 38.20% |
| AVERAGE SALES PRICE | (\$000) | (\$000) | |
| 97202 | 691.4 | 679.7 | 1.70% |
| 97206 | 485.5 | 479 | 1.40% |
| 97214 | 715.4 | 698.8 | 2.40% |
| 97215 | 727.4 | 691 | 5.30% |
| 97216 | 409.6 | 399.3 | 2.60% |