

BY THE Numbers

Northeast Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97211	70	76	-7.9%
97212	31	39	-20.5%
97213	64	55	16.4%
97218	37	33	12.1%
97232	16	23	-30.4%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,184.2	554.3	113.6%
97212	950.4	847.0	12.2%
97213	704.2	697.3	1.0%
97218	750.1	541.6	38.5%
97232	497.9	779.7	-36.1%
AVERAGE DAYS ON MKT			
97211	94	51	84.3%
97212	54	61	-11.5%
97213	48	59	-18.6%
97218	38	108	-64.8%
97232	121	87	39.1%
SOLD VS. LIST PRICE			
97211	98.7%	100.0%	-1.3%
97212	98.8%	92.4%	6.9%
97213	98.8%	96.8%	2.1%
97218	99.4%	98.1%	1.3%
97232	87.9%	99.1%	-11.2%
MONTHS OF INVENTORY			
97211	3.5	3.6	-2.8%
97212	5.2	3	73.3%
97213	4.9	2.2	122.7%
97218	4.6	2.8	64.3%
97232	2	2.6	-23.1%
ABSORPTION RATE			
97211	28.5%	27.6%	3.4%
97212	19.3%	33.3%	-41.9%
97213	20.3%	45.4%	-55.3%
97218	21.6%	36.3%	-40.5%
97232	50.0%	39.1%	27.8%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97211	20	21	-4.8%
97212	6	13	-53.8%
97213	13	25	-48.0%
97218	8	12	-33.3%
97232	8	9	-11.1%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	537.0	515.0	4.3%
97212	828.7	618.8	33.9%
97213	526.8	657.6	-19.9%
97218	437.7	382.4	14.5%
97232	579.1	857.2	-32.4%