

BY THE
Numbers
Southeast Portland – January 2026

YEAR OVER YEAR	Jan 2026	Jan 2025	% CHANGE
AVAILABLE INVENTORY			
97202	442.8	405.2	9.3%
97206	761.8	736.4	3.4%
97214	796.2	769.2	3.5%
97215	399.0	569.5	-29.9%
97216	442.8	405.2	9.3%
AVERAGE LIST PRICE			
97202	741.8	757.7	-2.1%
97206	488.3	566.2	-13.8%
97214	886.7	766.2	15.7%
97215	1,115.7	1,065.4	4.7%
97216	411.2	433.4	-5.1%
AVERAGE DAYS ON MKT			
97202	83	94	-11.7%
97206	55	66	-16.7%
97214	31	59	-47.5%
97215	85	61	39.3%
97216	77	67	14.9%
SOLD VS. LIST PRICE			
97202	99.5%	100.6%	-1.0%
97206	99.0%	100.3%	-1.3%
97214	97.0%	100.4%	-3.4%
97215	96.6%	99.3%	-2.7%
97216	93.1%	101.6%	-8.3%
MONTHS OF INVENTORY			
97202	4.1	3.5	17.1%
97206	2.4	2.8	-14.3%
97214	6.7	6.6	1.5%
97215	4.5	1.4	221.4%
97216	6.0	3.	100.0%
ABSORPTION RATE			
97202	24.1%	28.7%	-16.0%
97206	41.9%	36.1%	15.9%
97214	14.8%	15.2%	-2.4%
97215	22.2%	70.3%	-68.4%
97216	16.6%	33.3%	-50.0%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97202	21	23	-8.7%
97206	47	38	23.7%
97214	7	9	-22.2%
97215	6	19	-68.4%
97216	6	14	-57.1%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	579.8	782.7	-25.9%
97206	504.4	472.4	6.8%
97214	803.2	608.4	32.0%
97215	476.9	646.3	-26.2%
97216	303.3	363.4	-16.5%