

BY THE Numbers

Northeast Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
AVAILABLE INVENTORY			
97211	63	89	-29.2%
97212	39	40	-2.5%
97213	66	54	22.2%
97218	36	30	20.0%
97232	17	20	-15.0%
AVERAGE LIST PRICE			
	(\$,000)	(\$000)	
97211	1,283.7	577.5	122.3%
97212	909.7	925.5	-1.7%
97213	794.8	791.5	0.4%
97218	728.5	485.5	50.1%
97232	569.3	783.2	-27.3%
AVERAGE DAYS ON MKT			
97211	61	55	10.9%
97212	57	57	0
97213	75	56	33.9%
97218	38	54	-29.6%
97232	67	27	148.1%
SOLD VS. LIST PRICE			
97211	99.8%	100.7%	-0.9%
97212	102.0%	99.7%	2.3%
97213	100.0%	99.8%	0.2%
97218	100.8%	100.1%	0.7%
97232	101.2%	101.1%	0.1%
MONTHS OF INVENTORY			
97211	2.0	2.9	-31.0%
97212	2.4	1.8	33.3%
97213	2.5	3.4	-26.5%
97218	3.0	2.7	11.1%
97232	2.8	2.5	12.0%
ABSORPTION RATE			
97211	50.7%	34.8%	45.8%
97212	41.0%	55.0%	-25.4%
97213	39.3%	29.6%	32.9%
97218	33.3%	36.6%	-9.1%
97232	35.2%	40.0%	-11.8%

BY THE
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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97211	52	52	0
97212	22	35	-37.1%
97213	39	41	-4.9%
97218	20	23	-13.0%
97232	14	17	-17.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	601.4	522.5	15.1%
97212	900.9	659.9	36.5%
97213	509.0	602.7	-15.5%
97218	461.3	446.6	3.3%
97232	605.6	812	-25.4%