

BY THE  
*Numbers*  
Southeast Portland – February 2026

YEAR OVER YEAR	Feb 2026	Feb 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	80	85	-5.9%
97206	127	113	12.4%
97214	56	57	-1.8%
97215	23	26	-11.5%
97216	42	35	20.0%
<b>AVERAGE LIST PRICE</b>			
97202	707.2	742.4	-4.7%
97206	525.9	608.9	-13.6%
97214	964.0	805.1	19.7%
97215	1,277.2	1,091.5	17.0%
97216	472.3	396.0	19.3%
<b>AVERAGE DAYS ON MKT</b>			
97202	39	54	-27.8%
97206	56	55	1.8%
97214	44	54	-18.5%
97215	69	39	76.9%
97216	67	123	-45.5%
<b>SOLD VS. LIST PRICE</b>			
97202	101.9%	98.2%	3.8%
97206	100.4%	101.5%	-1.2%
97214	101.2%	102.2%	-0.9%
97215	98.6%	102.4%	-3.7%
97216	98.8%	97.0%	1.9%
<b>MONTHS OF INVENTORY</b>			
97202	3.2	2.8	14.3%
97206	2.9	1.9	52.6%
97214	3.7	2.9	27.6%
97215	1.2	1.4	-14.3%
97216	4.7	3.2	46.9%
<b>ABSORPTION RATE</b>			
97202	31.2%	35.2%	-11.4%
97206	34.6%	51.3%	-32.5%
97214	26.7%	35.0%	-23.7%
97215	82.6%	73.0%	13.0%
97216	21.4%	31.4%	-31.8%

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YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97202	48	53	-9.4%
97206	91	96	-5.2%
97214	22	29	-24.1%
97215	25	38	-34.2%
97216	15	25	-40.0%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	584.0	689.0	-15.2%
97206	510.0	486.4	4.9%
97214	731.0	678.9	7.7%
97215	588.1	670.2	-12.3%
97216	339.0	373.8	-9.3%