

BY THE  
*Numbers*  
Northeast Portland – April 2026

dYEAR OVER YEAR	April 2026	April 2025	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	74	99	-25.3%
97212	47	53	-11.3%
97213	93	69	34.8%
97218	34	43	-20.9%
97232	38	29	31.0%
<b>AVERAGE LIST PRICE</b>			
	(\$,000)	(\$000)	
97211	1,169.4	683.3	71.1%
97212	910.9	875.9	4.0%
97213	771.8	640.8	20.4%
97218	738.0	729.8	1.1%
97232	686.2	693.5	-1.1%
<b>AVERAGE DAYS ON MKT</b>			
97211	49	21	133.3%
97212	53	34	55.9%
97213	43	48	-10.4%
97218	15	85	-82.4%
97232	37	41	-9.8%
<b>SOLD VS. LIST PRICE</b>			
97211	101.2%	103.4%	-2.2%
97212	104.1%	102.7%	1.3%
97213	103.0%	101.5%	1.4%
97218	103.7%	98.9%	4.9%
97232	101.2%	100.5%	0.7%
<b>MONTHS OF INVENTORY</b>			
97211	2.1	2.1	0
97212	1.4	2.0	-30.0%
97213	2.2	2.8	-21.4%
97218	2.1	3.6	-41.7%
97232	3.8	3.6	5.6%
<b>ABSORPTION RATE</b>			
97211	47.3%	47.4%	-0.4%
97212	70.2%	49.0%	43.1%
97213	46.2%	36.2%	27.6%
97218	47.0%	27.9%	68.6%
97232	26.3%	27.5%	-4.6%

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YEAR TO DATE	2026	2025	% CHANGE
<b>CLOSED SALES</b>			
97211	138	134	3.0%
97212	88	76	15.8%
97213	124	93	33.3%
97218	50	52	-3.8%
97232	33	31	6.5%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	599.3	565.1	6.1%
97212	952.8	790.2	20.6%
97213	591.7	599.1	-1.2%
97218	474.7	456.2	4.1%
97232	658.6	788.2	-16.4%