

BY THE
Numbers
Southeast Portland – April 2026

YEAR OVER YEAR	April 2026	April 2025	% CHANGE
AVAILABLE INVENTORY			
97202	95	100	-5.0%
97206	131	118	11.0%
97214	58	56	3.6%
97215	28	32	-12.5%
97216	54	34	58.8%
AVERAGE LIST PRICE			
97202	712.1	827.7	-14.0%
97206	513.5	627.3	-18.1%
97214	898.6	790.1	13.7%
97215	1,096.0	1,079.5	1.5%
97216	485.7	435.2	11.6%
AVERAGE DAYS ON MKT			
97202	34	42	-19.0%
97206	48	40	20.0%
97214	56	65	-13.8%
97215	33	31	6.5%
97216	26	37	-29.7%
SOLD VS. LIST PRICE			
97202	100.6%	102.1%	-1.5%
97206	102.9%	100.9%	2.0%
97214	101.1%	104.0%	-2.7%
97215	103.8%	103.2%	0.5%
97216	101.2%	100.3%	0.9%
MONTHS OF INVENTORY			
97202	1.9	2.3	-17.4%
97206	1.7	1.5	13.3%
97214	2.5	2.7	-7.4%
97215	0.9	1.0	-10.0%
97216	3.0	1.5	100.0%
ABSORPTION RATE			
97202	51.5%	43.0%	20.0%
97206	57.2%	67.8%	-15.6%
97214	39.6%	37.5%	5.8%
97215	110.7%	96.8%	14.3%
97216	33.3%	64.7%	-48.5%

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YEAR TO DATE	2026	2025	% CHANGE
CLOSED SALES			
97202	141	134	5.2%
97206	224	238	-5.9%
97214	62	72	-13.9%
97215	70	88	-20.5%
97216	50	73	-31.5%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	635.8	679.2	-6.4%
97206	496.5	477.6	4.0%
97214	739.6	732.1	1.0%
97215	691.5	718.8	-3.8%
97216	390.2	373.2	4.6%