



BY THE NUMBERS

Southeast Portland – October 2023

SOUTHEAST PORTLAND	Oct 2023	Oct 2022	% CHANGE
AVAILABLE INVENTORY			
97202	87	133	-34.6%
97206	152	153	-0.7%
97214	44	60	-26.7%
97215	37	50	-26.0%
97216	44	56	-21.4%
AVERAGE LIST PRICE			
97202	753.5	792	-4.9%
97206	564.3	539.9	4.5%
97214	884.6	986.8	-10.4%
97215	1,005.30	875.8	14.8%
97216	580.7	406.5	42.9%
AVERAGE DAYS ON MKT			
97202	23	26	-11.5%
97206	24	29	-17.2%
97214	19	36	-47.2%
97215	21	12	75.0%
97216	64	14	357.1%
SOLD VS. LIST PRICE			
97202	99.6%	98.2%	1.4%
97206	98.9%	100.0%	-1.1%
97214	98.9%	99.0%	-0.1%
97215	104.1%	100.5%	3.6%
97216	98.4%	99.7%	-1.3%
MONTHS OF INVENTORY			
97202	2.7	3.3	-18.2%
97206	2.6	2	30.0%
97214	1.7	2.9	-41.4%
97215	2.3	2.9	-20.7%
97216	2.4	8	-70.0%
ABSORPTION RATE			
97202	36.7%	30.0%	22.3%
97206	38.1%	49.0%	-22.2%
97214	59.0%	35.0%	68.8%
97215	43.2%	34.0%	27.2%
97216	40.9%	12.5%	227.3%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97202	421	527	-20.1%
97206	580	835	-30.5%
97214	196	288	-31.9%
97215	193	223	-13.5%
97216	191	202	-5.4%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	685.1	739.7	-7.4%
97206	495.8	524.4	-5.5%
97214	696.8	755.7	-7.8%
97215	680.4	730.8	-6.9%
97216	404.7	463.1	-12.6%