



BY THE NUMBERS

Northeast Portland - November 2023

NORTHEAST PORTLAND	Nov 2023	Nov 2022	% CHANGE
AVAILABLE INVENTORY			
97211	80	94	-14.9%
97212	52	60	-13.3%
97213	56	71	-21.1%
97218	39	40	-2.5%
97232	32	31	3.2%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	711.5	622.1	14.4%
97212	1,016.9	952.8	6.7%
97213	682.2	565.5	20.6%
97218	503.2	475.1	5.9%
97232	702.3	647.7	8.4%
AVERAGE DAYS ON MKT			
97211	36	32	12.5%
97212	29	22	31.8%
97213	24	36	-33.3%
97218	27	27	0
97232	30	54	-44.4%
SOLD VS. LIST PRICE			
97211	99.7%	98.5%	1.2%
97212	99.3%	98.8%	0.5%
97213	97.6%	99.0%	-1.5%
97218	92.9%	95.8%	-3.1%
97232	97.4%	96.0%	1.5%
MONTHS OF INVENTORY			
97211	3.0	2.2	36.4%
97212	2.1	2.1	0
97213	2.9	2.4	20.8%
97218	2.6	3.6	-27.8%
97232	5.3	2.2	140.9%
ABSORPTION RATE			
97211	33.7%	45.7%	-26.2%
97212	48.0%	48.3%	-0.5%
97213	33.9%	40.8%	-16.9%
97218	38.4%	27.5%	39.9%
97232	18.7%	45.1%	-58.5%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	411	602	-31.7%
97212	283	371	-23.7%
97213	359	496	-27.6%
97218	168	202	-16.8%
97232	112	151	-25.8%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	602.1	640.2	-6.0%
97212	871.4	898.2	-3.0%
97213	598.5	621.3	-3.7%
97218	503.3	531.0	-5.2%
97232	671.4	669.4	0.3%



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