



BY THE NUMBERS

Northeast Portland - December 2023

NORTHEAST PORTLAND	Dec 2023	Dec 2022	% CHANGE
AVAILABLE INVENTORY			
97211	74	83	-10.8%
97212	35	50	-30.0%
97213	50	51	-2.0%
97218	27	30	-10.0%
97232	24	27	-11.1%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	717.5	614.3	16.8%
97212	1,157.3	899.0	28.7%
97213	652.4	581.5	12.2%
97218	620.8	485.5	27.9%
97232	711.9	725.8	-1.9%
AVERAGE DAYS ON MKT			
97211	41	33	24.2%
97212	25	39	-35.9%
97213	31	43	-27.9%
97218	32	43	-25.6%
97232	50	61	-18.0%
SOLD VS. LIST PRICE			
97211	99.4%	98.5%	1.0%
97212	99.3%	97.3%	2.1%
97213	98.3%	97.1%	1.3%
97218	96.7%	98.2%	-1.5%
97232	99.2%	98.6%	0.6%
MONTHS OF INVENTORY			
97211	2.6	2.1	23.8%
97212	1.8	2.8	-35.7%
97213	2.5	1.7	47.1%
97218	2.5	1.9	31.6%
97232	2.0	4.5	-55.6%
ABSORPTION RATE			
97211	39.1%	48.1%	-18.7%
97212	57.1%	36.0%	58.7%
97213	40.0%	58.8%	-32.0%
97218	40.7%	53.3%	-23.6%
97232	50.0%	22.2%	125.0%

Year to Date	2023	2022	% CHANGE
CLOSED SALES			
97211	440	642	-31.50%
97212	305	389	-21.60%
97213	381	526	-27.60%
97218	179	218	-17.90%
97232	124	157	-21.00%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	600.5	637.5	-5.80%
97212	862.9	894.4	-3.50%
97213	597.2	617.5	-3.30%
97218	498.9	522.4	-4.50%
97232	672.4	668.4	0.60%



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