



## BY THE NUMBERS

Southeast Portland – December 2023

SOUTHEAST PORTLAND	Dec 2023	Dec 2022	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	73	87	-16.1%
97206	127	107	18.7%
97214	22	33	-33.3%
97215	20	32	-37.5%
97216	40	42	-4.8%
<b>AVERAGE LIST PRICE</b>			
97202	763.5	772.9	-1.2%
97206	686.6	538.4	27.5%
97214	932.1	1,096.2	-15.0%
97215	1,149.6	955.4	20.3%
97216	545.5	433.2	25.9%
<b>AVERAGE DAYS ON MKT</b>			
97202	63	48	31.3%
97206	41	48	-14.6%
97214	35	36	-2.8%
97215	30	39	-23.1%
97216	23	43	-46.5%
<b>SOLD VS. LIST PRICE</b>			
97202	96.6%	96.4%	0.2%
97206	98.3%	98.5%	-0.2%
97214	98.1%	98.9%	-0.8%
97215	99.0%	98.6%	0.5%
97216	100.7%	99.1%	1.6%
<b>MONTHS OF INVENTORY</b>			
97202	3.2	2.6	23.1%
97206	2.7	1.8	50.0%
97214	1.5	2.1	-28.6%
97215	1.5	2.1	-28.6%
97216	3.3	2.2	50.0%
<b>ABSORPTION RATE</b>			
97202	31.5%	39.0%	-19.4%
97206	37.0%	56.0%	-34.0%
97214	68.1%	48.4%	40.6%
97215	65.0%	46.8%	38.7%
97216	30.0%	45.2%	-33.7%

Year to Date	2023	2022	% CHANGE
<b>CLOSED SALES</b>			
97202	471	607	-22.4%
97206	686	964	-28.8%
97214	228	325	-29.8%
97215	220	254	-13.4%
97216	219	230	-4.8%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
97202	681.2	739.3	-7.9%
97206	489.8	521.7	-6.1%
97214	702.9	755.4	-6.9%
97215	677.2	714.7	-5.2%
97216	401.0	453.9	-11.7%



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