

BY THE NUMBERS

Southeast Portland – January 2024

SOUTHEAST PORTLAND	Jan 2024	Jan 2023	% CHANGE
AVAILABLE INVENTORY			
97202	73	54	35.2%
97206	113	68	66.2%
97214	27	23	17.4%
97215	19	20	-5.0%
97216	26	32	-18.8%
AVERAGE LIST PRICE			
97202	771.5	797.1	-3.2%
97206	694.2	528.7	31.3%
97214	900.4	942.4	-4.5%
97215	1,208.4	1,049.4	15.2%
97216	637.5	393.6	62.0%
AVERAGE DAYS ON MKT			
97202	62	74	-16.2%
97206	36	68	-47.1%
97214	59	51	15.7%
97215	58	28	107.1%
97216	63	30	110.0%
SOLD VS. LIST PRICE			
97202	100.2%	98.5%	1.7%
97206	98.9%	97.9%	1.0%
97214	97.0%	99.0%	-2.0%
97215	102.5%	97.5%	5.1%
97216	98.9%	99.5%	-0.6%
MONTHS OF INVENTORY			
97202	3.3	3.2	3.1%
97206	3.0	2.3	30.4%
97214	3.0	3.3	-9.1%
97215	2.7	1.7	58.8%
97216	2.0	2.1	-4.8%
ABSORPTION RATE			
97202	30.1%	31.4%	-4.3%
97206	33.6%	44.1%	-23.8%
97214	33.3%	30.4%	9.5%
97215	36.8%	60.0%	-38.6%
97216	50.0%	46.8%	6.7%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97202	22	17	29.4%
97206	38	30	26.7%
97214	9	7	28.6%
97215	7	12	-41.7%
97216	13	15	-13.3%
AVERAGE SALES PRICE			
	(\$000)	(\$000)	
97202	465.5	557.0	-16.4%
97206	419.0	476.5	-12.1%
97214	718.1	624.2	15.0%
97215	626.5	729.1	-14.1%
97216	414.9	382.2	8.6%

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