

## BY THE NUMBERS

Northeast Portland – February 2024

NORTHEAST PORTLAND	Feb 2024	Feb 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	63	56	12.5%
97212	42	41	2.4%
97213	49	32	53.1%
97218	31	27	14.8%
97232	21	21	0
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	857.8	654.9	31.0%
97212	1,052.40	927.2	13.5%
97213	723.2	614.6	17.7%
97218	649.4	487.6	33.2%
97232	805.3	805.6	0.0%
<b>AVERAGE DAYS ON MKT</b>			
97211	23	59	-61.0%
97212	16	46	-65.2%
97213	41	35	17.1%
97218	51	36	41.7%
97232	43	42	2.4%
<b>SOLD VS. LIST PRICE</b>			
97211	100.0%	98.9%	1.1%
97212	101.9%	100.6%	1.3%
97213	100.0%	101.9%	-1.9%
97218	98.7%	102.4%	-3.6%
97232	99.9%	102.7%	-2.7%
<b>MONTHS OF INVENTORY</b>			
97211	3.3	1.3	153.8%
97212	3.8	2.6	46.2%
97213	2.0	1.0	100.0%
97218	3.1	4.5	-31.1%
97232	1.6	1.8	-11.1%
<b>ABSORPTION RATE</b>			
97211	30.1%	76.7%	-60.7%
97212	26.1%	39.0%	-32.9%
97213	51.0%	100.0%	-49.0%
97218	32.2%	22.2%	45.2%
97232	61.9%	57.1%	8.3%

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Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
97211	40	68	-41.20%
97212	26	32	-18.80%
97213	43	54	-20.40%
97218	23	16	43.80%
97232	24	21	14.30%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	578.5	569	1.70%
97212	738.9	789.2	-6.40%
97213	538.5	526.2	2.30%
97218	408.8	418.7	-2.40%
97232	691.7	550.4	25.70%