

BY THE NUMBERS

Southeast Portland – February 2024

SOUTHEAST PORTLAND	Feb 2024	Feb 2023	% CHANGE
AVAILABLE INVENTORY			
97202	74	74	0
97206	120	49	144.9%
97214	36	26	38.5%
97215	16	20	-20.0%
97216	26	29	-10.3%
AVERAGE LIST PRICE			
97202	865.6	813	6.5%
97206	713.8	603.3	18.3%
97214	881.8	1,015.7	-13.2%
97215	1,099.1	1,173.6	-6.3%
97216	666.7	432.4	54.2%
AVERAGE DAYS ON MKT			
97202	50	45	11.1%
97206	36	52	-30.8%
97214	23	50	-54.0%
97215	26	60	-56.7%
97216	43	70	-38.6%
SOLD VS. LIST PRICE			
97202	101.1%	98.6%	2.5%
97206	101.1%	99.1%	2.0%
97214	102.1%	98.9%	3.2%
97215	99.7%	98.4%	1.3%
97216	100.3%	98.2%	2.1%
MONTHS OF INVENTORY			
97202	3.7	2.6	42.3%
97206	3.6	0.9	300.0%
97214	4.5	1.6	181.3%
97215	1.6	1.2	33.3%
97216	1.9	1.2	58.3%
ABSORPTION RATE			
97202	27.0%	39.1%	-31.0%
97206	27.5%	112.2%	-75.5%
97214	22.2%	61.5%	-63.9%
97215	62.5%	85.0%	-26.5%
97216	53.8%	82.7%	-34.9%

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97202	42	46	-8.7%
97206	72	85	-15.3%
97214	17	23	-26.1%
97215	17	29	-41.4%
97216	28	39	-28.2%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	575.6	606.7	-5.1%
97206	430.6	477.2	-9.8%
97214	733.2	640.1	14.5%
97215	643.3	692.4	-7.1%
97216	393.1	366.4	7.3%

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