

## BY THE NUMBERS

Northeast Portland – March 2024

NORTHEAST PORTLAND	March 2024	March 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	71	48	47.9%
97212	38	43	-11.6%
97213	49	35	40.0%
97218	39	26	50.0%
97232	21	26	-19.2%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	831.2	673.0	23.5%
97212	1,106.8	1,089.2	1.6%
97213	712.5	612.1	16.4%
97218	614.0	479.1	28.2%
97232	828.1	765.4	8.2%
<b>AVERAGE DAYS ON MKT</b>			
97211	29	22	31.8%
97212	17	29	-41.4%
97213	40	23	73.9%
97218	25	28	-10.7%
97232	67	52	28.8%
<b>SOLD VS. LIST PRICE</b>			
97211	100.2%	102.7%	-2.4%
97212	102.6%	98.8%	3.9%
97213	101.3%	101.7%	-0.4%
97218	99.6%	100.0%	-0.5%
97232	99.6%	96.0%	3.8%
<b>MONTHS OF INVENTORY</b>			
97211	2	1.4	42.9%
97212	2.5	2.4	4.2%
97213	1.8	0.9	100.0%
97218	2.2	2.2	0
97232	4.2	1.6	162.5%
<b>ABSORPTION RATE</b>			
97211	50.7%	72.9%	-30.5%
97212	39.4%	41.8%	-5.7%
97213	57.1%	117.1%	-51.2%
97218	46.1%	46.1%	0
97232	23.8%	61.5%	-61.3%

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Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97211</b>	77	103	-25.2%
<b>97212</b>	42	50	-16.0%
<b>97213</b>	71	95	-25.3%
<b>97218</b>	43	28	53.6%
<b>97232</b>	29	37	-21.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
<b>97211</b>	573.8	565.3	1.5%
<b>97212</b>	814.2	841.3	-3.2%
<b>97213</b>	559.6	526.1	6.4%
<b>97218</b>	410.0	458.5	-10.6%
<b>97232</b>	714.2	606.3	17.8%