

BY THE NUMBERS

Northeast Portland – April 2024

NORTHEAST PORTLAND	April 2024	April 2023	% CHANGE
AVAILABLE INVENTORY			
97211	83	58	43.1%
97212	53	45	17.8%
97213	56	39	43.6%
97218	40	22	81.8%
97232	18	28	-35.7%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	795.6	687.9	15.7%
97212	1,000.9	1,115.2	-10.2%
97213	742.1	678.4	9.4%
97218	624.8	570.3	9.6%
97232	701.5	757.0	-7.3%
AVERAGE DAYS ON MKT			
97211	28	38	-26.3%
97212	24	19	26.3%
97213	44	32	37.5%
97218	40	38	5.3%
97232	39	44	-11.4%
SOLD VS. LIST PRICE			
97211	103.4%	101.5%	1.8%
97212	103.9%	101.2%	2.6%
97213	100.8%	103.3%	-2.3%
97218	101.3%	101.4%	-0.1%
97232	104.1%	98.9%	5.2%
MONTHS OF INVENTORY			
97211	1.9	1.5	26.7%
97212	2.0	1.6	25.0%
97213	1.6	1.0	60.0%
97218	2.5	2.0	25.0%
97232	2.0	3.5	-42.9%
ABSORPTION RATE			
97211	51.8%	67.2%	-22.9%
97212	49.0%	62.2%	-21.2%
97213	60.7%	97.4%	-37.7%
97218	40.0%	50.0%	-20.0%
97232	50.0%	28.5%	75.0%

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Northeast Portland – April 2024

Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97211	122	142	-14.1%
97212	69	78	-11.5%
97213	105	133	-21.1%
97218	59	39	51.3%
97232	38	45	-15.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	590.1	568.5	3.8%
97212	830.0	863.4	-3.9%
97213	590.4	567.4	4.1%
97218	421.6	462.9	-8.9%
97232	653.2	636.8	2.6%