

BY THE NUMBERS

Northeast Portland – May 2024

NORTHEAST PORTLAND	May 2024	May 2023	% CHANGE
AVAILABLE INVENTORY			
97211	100	61	63.9%
97212	65	45	44.4%
97213	75	48	56.3%
97218	43	37	16.2%
97232	29	43	-32.6%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	673.7	765.2	-12.0%
97212	936.9	1,210.6	-22.6%
97213	699.9	718.8	-2.6%
97218	522.3	599.3	-12.8%
97232	664.3	850.8	-21.9%
AVERAGE DAYS ON MKT			
97211	32	20	60.0%
97212	29	11	163.6%
97213	24	12	100.0%
97218	13	29	-55.2%
97232	25	13	92.3%
SOLD VS. LIST PRICE			
97211	102.4%	101.9%	0.5%
97212	102.8%	102.3%	0.5%
97213	101.6%	102.4%	-0.7%
97218	102.7%	102.1%	0.5%
97232	103.2%	101.3%	1.9%
MONTHS OF INVENTORY			
97211	2.1	1.2	75.0%
97212	1.8	1.1	63.6%
97213	1.5	1.2	25.0%
97218	2.9	1.5	93.3%
97232	2.4	5.4	-55.6%
ABSORPTION RATE			
97211	48.0%	85.2%	-43.7%
97212	56.9%	88.8%	-36.0%
97213	65.3%	85.4%	-23.5%
97218	34.8%	67.5%	-48.4%
97232	41.3%	18.6%	122.5%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97211	172	194	-11.3%
97212	107	118	-9.3%
97213	156	174	-10.3%
97218	74	64	15.6%
97232	50	53	-5.7%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	593.9	581.1	2.2%
97212	867.2	890.9	-2.7%
97213	593.0	586.3	1.1%
97218	442.0	487.9	-9.4%
97232	679.4	664.6	2.2%