

## BY THE NUMBERS

*Northeast Portland – July 2024*

NORTHEAST PORTLAND	July 2024	July 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97211	107	83	28.9%
97212	84	54	55.6%
97213	79	64	23.4%
97218	61	34	79.4%
97232	25	30	-16.7%
<b>AVERAGE LIST PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
97211	623.3	743.3	-16.1%
97212	933.2	1,260.6	-26.0%
97213	728.5	604.4	20.5%
97218	560.3	659.2	-15.0%
97232	759.6	771.6	-1.6%
<b>AVERAGE DAYS ON MKT</b>			
97211	30	10	200.0%
97212	21	14	50.0%
97213	21	32	-34.4%
97218	26	35	-25.7%
97232	13	37	-64.9%
<b>SOLD VS. LIST PRICE</b>			
97211	101.0%	101.1%	-0.1%
97212	101.3%	101.4%	0.0%
97213	100.6%	100.2%	0.4%
97218	101.0%	100.8%	0.3%
97232	101.4%	96.5%	5.1%
<b>MONTHS OF INVENTORY</b>			
97211	2.4	2.7	-11.1%
97212	2.7	1.9	42.1%
97213	2.6	1.9	36.8%
97218	5.1	1.5	240.0%
97232	2.8	2.1	33.3%
<b>ABSORPTION RATE</b>			
97211	42.0%	37.3%	12.6%
97212	36.9%	51.8%	-28.8%
97213	37.9%	51.5%	-26.4%
97218	19.6%	64.7%	-69.6%
97232	36.0%	46.6%	-22.9%

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Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97211</b>	216	252	-14.3%
<b>97212</b>	138	154	-10.4%
<b>97213</b>	194	218	-11.0%
<b>97218</b>	90	89	1.1%
<b>97232</b>	59	66	-10.6%
<b>AVERAGE SALES PRICE</b>	<b>(\$,000)</b>	<b>(\$000)</b>	
<b>97211</b>	602.2	589.9	2.1%
<b>97212</b>	857.1	882.5	-2.9%
<b>97213</b>	580.9	597.3	-2.7%
<b>97218</b>	457.9	487.2	-6.0%
<b>97232</b>	717.7	673.6	6.5%