

BY THE NUMBERS

Southeast Portland – July 2024

SOUTHEAST PORTLAND	July 2024	July 2023	% CHANGE
AVAILABLE INVENTORY			
97202	136	99	37.4%
97206	183	128	43.0%
97214	67	39	71.8%
97215	55	36	52.8%
97216	37	60	-38.3%
AVERAGE LIST PRICE			
97202	732.2	808	-9.4%
97206	551.7	583	-5.4%
97214	764.3	1,094.4	-30.2%
97215	884.2	979.1	-9.7%
97216	612.2	567.4	7.9%
AVERAGE DAYS ON MKT			
97202	29	20	45.0%
97206	26	23	13.0%
97214	22	13	69.2%
97215	24	10	140.0%
97216	32	24	33.3%
SOLD VS. LIST PRICE			
97202	101.0%	100.4%	0.6%
97206	100.0%	100.1%	0.0%
97214	100.6%	101.9%	-1.3%
97215	100.3%	100.5%	-0.2%
97216	100.5%	100.4%	0.1%
MONTHS OF INVENTORY			
97202	2.6	2.5	4.0%
97206	2.8	2.2	27.3%
97214	2.0	2.1	-4.8%
97215	2.4	1.5	60.0%
97216	2.6	2.6	0
ABSORPTION RATE			
97202	38.9%	39.3%	-1.1%
97206	35.5%	44.5%	-20.2%
97214	49.2%	48.7%	1.1%
97215	41.8%	66.6%	-37.3%
97216	37.8%	38.3%	-1.3%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97202	277	290	-4.50%
97206	423	385	9.90%
97214	119	134	-11.20%
97215	121	138	-12.30%
97216	92	136	-32.40%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	690.6	700.9	-1.50%
97206	488.2	498.5	-2.10%
97214	691.3	692.6	-0.20%
97215	708.3	687.4	3.00%
97216	396.7	405.3	-2.10%