

BY THE NUMBERS

Northeast Portland – August 2024

NORTHEAST PORTLAND	August 2024	August 2023	% CHANGE
AVAILABLE INVENTORY			
97211	115	82	40.2%
97212	73	60	21.7%
97213	74	62	19.4%
97218	68	32	112.5%
97232	28	23	21.7%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	636.4	691.3	-7.9%
97212	902.4	1,189.5	-24.1%
97213	691.3	551.5	25.3%
97218	508.4	716.8	-29.1%
97232	842.5	769.7	9.5%
AVERAGE DAYS ON MKT			
97211	36	14	157.1%
97212	31	28	10.7%
97213	24	30	-20.0%
97218	44	25	76.0%
97232	34	24	41.7%
SOLD VS. LIST PRICE			
97211	100.3%	99.2%	1.1%
97212	100.2%	100.0%	0.2%
97213	99.6%	100.3%	-0.7%
97218	98.3%	100.9%	-2.6%
97232	99.8%	102.6%	-2.7%
MONTHS OF INVENTORY			
97211	3.1	3.0	3.3%
97212	2.8	2.1	33.3%
97213	2.0	1.8	11.1%
97218	4.9	1.3	276.9%
97232	2.2	2.1	4.8%
ABSORPTION RATE			
97211	32.1%	32.9%	-2.3%
97212	35.6%	46.6%	-23.7%
97213	50.0%	56.4%	-11.4%
97218	20.5%	75.0%	-72.5%
97232	46.4%	47.8%	-2.9%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97211	299	310	-3.5%
97212	198	210	-5.7%
97213	262	286	-8.4%
97218	116	135	-14.1%
97232	82	91	-9.9%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	610.3	606.2	0.7%
97212	834.2	880.8	-5.3%
97213	579.8	602.2	-3.7%
97218	476.9	493.1	-3.3%
97232	716.5	678.3	5.6%