

## BY THE NUMBERS

*Southeast Portland – August 2024*

SOUTHEAST PORTLAND	August 2024	August 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	126	86	46.5%
97206	173	134	29.1%
97214	63	43	46.5%
97215	42	32	31.3%
97216	41	58	-29.3%
<b>AVERAGE LIST PRICE</b>			
97202	724.8	765.8	-5.4%
97206	563.2	545.7	3.2%
97214	748.1	1,041.8	-28.2%
97215	872.2	998.6	-12.7%
97216	527.4	525.2	0.4%
<b>AVERAGE DAYS ON MKT</b>			
97202	41	35	17.1%
97206	44	32	37.5%
97214	27	28	-3.6%
97215	23	32	-28.1%
97216	65	25	160.0%
<b>SOLD VS. LIST PRICE</b>			
97202	99.7%	99.5%	0.2%
97206	99.8%	98.6%	1.2%
97214	100.0%	99.9%	0.0%
97215	100.8%	100.2%	0.6%
97216	100.8%	100.2%	0.5%
<b>MONTHS OF INVENTORY</b>			
97202	2.6	1.3	100.0%
97206	2.2	1.6	37.5%
97214	2.7	2.4	12.5%
97215	1.7	1.3	30.8%
97216	3.4	3.4	0
<b>ABSORPTION RATE</b>			
97202	38.8%	77.9%	-50.1%
97206	45.6%	61.9%	-26.3%
97214	36.5%	41.8%	-12.8%
97215	59.5%	78.1%	-23.8%
97216	29.2%	29.3%	-0.1%

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Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	327	357	-8.4%
<b>97206</b>	502	468	7.3%
<b>97214</b>	143	152	-5.9%
<b>97215</b>	146	163	-10.4%
<b>97216</b>	106	153	-30.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	691.3	685.7	0.8%
<b>97206</b>	487.9	494.9	-1.4%
<b>97214</b>	696.9	695.7	0.2%
<b>97215</b>	702.8	665.5	5.6%
<b>97216</b>	398.2	406.4	-2.0%