

## BY THE NUMBERS

Northeast Portland – October 2024

| NORTHEAST PORTLAND         | Oct 2024        | Oct 2023       | % CHANGE |
|----------------------------|-----------------|----------------|----------|
| <b>AVAILABLE INVENTORY</b> |                 |                |          |
| 97211                      | 107             | 78             | 37.2%    |
| 97212                      | 58              | 60             | -3.3%    |
| 97213                      | 70              | 69             | 1.4%     |
| 97218                      | 65              | 41             | 58.5%    |
| 97232                      | 25              | 42             | -40.5%   |
| <b>AVERAGE LIST PRICE</b>  | <b>(\$,000)</b> | <b>(\$000)</b> |          |
| 97211                      | 604.1           | 735.4          | -17.9%   |
| 97212                      | 900.9           | 1,110.3        | -18.9%   |
| 97213                      | 651.6           | 535.4          | 21.7%    |
| 97218                      | 528.5           | 476.5          | 10.9%    |
| 97232                      | 797.3           | 706.9          | 12.8%    |
| <b>AVERAGE DAYS ON MKT</b> |                 |                |          |
| 97211                      | 47              | 21             | 123.8%   |
| 97212                      | 34              | 16             | 112.5%   |
| 97213                      | 32              | 31             | 3.2%     |
| 97218                      | 26              | 19             | 36.8%    |
| 97232                      | 29              | 39             | -25.6%   |
| <b>SOLD VS. LIST PRICE</b> |                 |                |          |
| 97211                      | 101.9%          | 100.9%         | 1.0%     |
| 97212                      | 101.0%          | 100.6%         | 0.4%     |
| 97213                      | 99.8%           | 99.4%          | 0.3%     |
| 97218                      | 100.9%          | 99.5%          | 1.3%     |
| 97232                      | 97.6%           | 99.3%          | -1.7%    |
| <b>MONTHS OF INVENTORY</b> |                 |                |          |
| 97211                      | 3.3             | 1.7            | 94.1%    |
| 97212                      | 2.1             | 2.6            | -19.2%   |
| 97213                      | 1.7             | 2.8            | -39.3%   |
| 97218                      | 4.6             | 4.1            | 12.2%    |
| 97232                      | 3.1             | 5.3            | -41.5%   |
| <b>ABSORPTION RATE</b>     |                 |                |          |
| 97211                      | 29.9%           | 57.6%          | -48.2%   |
| 97212                      | 46.5%           | 38.3%          | 21.4%    |
| 97213                      | 60.0%           | 36.2%          | 65.6%    |
| 97218                      | 21.5%           | 24.3%          | -11.7%   |
| 97232                      | 32.0%           | 19.0%          | 68.0%    |

## BY THE NUMBERS

Northeast Portland – October 2024

| Year to Date               | 2024            | 2023           | % CHANGE |
|----------------------------|-----------------|----------------|----------|
| <b>CLOSED SALES</b>        |                 |                |          |
| 97211                      | 359             | 386            | -7.0%    |
| 97212                      | 256             | 260            | -1.5%    |
| 97213                      | 330             | 340            | -2.9%    |
| 97218                      | 142             | 153            | -7.2%    |
| 97232                      | 98              | 106            | -7.5%    |
| <b>AVERAGE SALES PRICE</b> | <b>(\$,000)</b> | <b>(\$000)</b> |          |
| 97211                      | 602.9           | 606.6          | -0.6%    |
| 97212                      | 839.5           | 865.5          | -3.0%    |
| 97213                      | 571.7           | 598.7          | -4.5%    |
| 97218                      | 480.9           | 489.1          | -1.7%    |
| 97232                      | 698.6           | 673.3          | 3.8%     |