

## BY THE NUMBERS

*Southeast Portland – October 2024*

SOUTHEAST PORTLAND	Oct 2024	Oct 2023	% CHANGE
<b>AVAILABLE INVENTORY</b>			
97202	106	87	21.8%
97206	154	152	1.3%
97214	67	44	52.3%
97215	55	37	48.6%
97216	56	44	27.3%
<b>AVERAGE LIST PRICE</b>			
97202	757.5	753.5	0.5%
97206	560.2	564.3	-0.7%
97214	769.3	884.6	-13.0%
97215	836.0	1,005.3	-16.8%
97216	474.3	580.7	-18.3%
<b>AVERAGE DAYS ON MKT</b>			
97202	46	23	100.0%
97206	49	23	113.0%
97214	26	20	30.0%
97215	23	20	15.0%
97216	27	61	-55.7%
<b>SOLD VS. LIST PRICE</b>			
97202	100.4%	99.6%	0.8%
97206	100.5%	99.0%	1.5%
97214	105.3%	98.5%	6.8%
97215	103.5%	103.8%	-0.3%
97216	99.8%	98.6%	1.2%
<b>MONTHS OF INVENTORY</b>			
97202	2.4	2.7	-11.1%
97206	1.7	2.5	-32.0%
97214	2.7	1.6	68.8%
97215	2.2	2.2	0
97216	4.7	2.3	104.3%
<b>ABSORPTION RATE</b>			
97202	42.4%	36.7%	15.4%
97206	58.4%	40.7%	43.3%
97214	37.3%	63.6%	-41.4%
97215	45.4%	45.9%	-1.1%
97216	21.4%	43.1%	-50.4%

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Year to Date	2024	2023	% CHANGE
<b>CLOSED SALES</b>			
<b>97202</b>	409	423	-3.3%
<b>97206</b>	634	586	8.2%
<b>97214</b>	186	198	-6.1%
<b>97215</b>	198	194	2.1%
<b>97216</b>	133	192	-30.7%
<b>AVERAGE SALES PRICE</b>	<b>(\$000)</b>	<b>(\$000)</b>	
<b>97202</b>	687.7	685.1	0.4%
<b>97206</b>	480.1	494.8	-3.0%
<b>97214</b>	697.4	695.2	0.3%
<b>97215</b>	691.8	680.7	1.6%
<b>97216</b>	405.5	404.9	0.1%