

BY THE NUMBERS

Southeast Portland – November 2024

SOUTHEAST PORTLAND	Nov 2024	Nov 2023	% CHANGE
AVAILABLE INVENTORY			
97202	94	75	25.3%
97206	137	151	-9.3%
97214	65	36	80.6%
97215	42	30	40.0%
97216	52	44	18.2%
AVERAGE LIST PRICE			
97202	722.2	745.5	-3.1%
97206	582.0	591.8	-1.7%
97214	762.1	862.4	-11.6%
97215	856.6	1,020.0	-16.0%
97216	505.5	574.7	-12.0%
AVERAGE DAYS ON MKT			
97202	60	57	5.3%
97206	37	28	32.1%
97214	24	36	-33.3%
97215	35	14	150.0%
97216	71	64	10.9%
SOLD VS. LIST PRICE			
97202	99.0%	98.2%	0.8%
97206	100.5%	99.1%	1.4%
97214	100.8%	96.1%	4.9%
97215	99.9%	99.4%	0.5%
97216	102.2%	97.7%	4.6%
MONTHS OF INVENTORY			
97202	2.2	2.8	-21.4%
97206	2.2	2.7	-18.5%
97214	3.8	2.4	58.3%
97215	3.2	2.1	52.4%
97216	10.4	2.9	258.6%
ABSORPTION RATE			
97202	45.7%	36.0%	27.1%
97206	45.2%	36.4%	24.3%
97214	26.1%	41.6%	-37.2%
97215	30.9%	46.6%	-33.7%
97216	9.6%	34.0%	-71.8%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97202	452	450	0.4%
97206	698	641	8.9%
97214	203	213	-4.7%
97215	212	208	1.9%
97216	138	207	-33.3%
AVERAGE SALES PRICE	(\$000)	(\$000)	
97202	679.7	685.6	-0.9%
97206	481.5	493.9	-2.5%
97214	695.4	704.1	-1.2%
97215	698.5	689.4	1.3%
97216	405.1	401.9	0.8%