

BY THE NUMBERS

Northeast Portland – December 2024

NORTHEAST PORTLAND	Dec 2024	Dec 2023	% CHANGE
AVAILABLE INVENTORY			
97211	79	74	6.8%
97212	40	35	14.3%
97213	46	50	-8.0%
97218	46	27	70.4%
97232	19	24	-20.8%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	568.2	717.5	-20.8%
97212	838.7	1,157.3	-27.5%
97213	661.0	652.4	1.3%
97218	511.6	620.8	-17.6%
97232	830.6	711.9	16.7%
AVERAGE DAYS ON MKT			
97211	73	41	78.0%
97212	44	27	63.0%
97213	29	29	0
97218	77	29	165.5%
97232	39	50	-22.0%
SOLD VS. LIST PRICE			
97211	96.5%	99.4%	-2.9%
97212	98.6%	99.1%	-0.5%
97213	100.6%	98.7%	2.0%
97218	100.0%	96.8%	3.3%
97232	99.7%	99.2%	0.6%
MONTHS OF INVENTORY			
97211	2.5	2.6	-3.8%
97212	4.0	1.7	135.3%
97213	1.6	2.4	-33.3%
97218	3.3	2.3	43.5%
97232	1.7	2.0	-15.0%
ABSORPTION RATE			
97211	40.5%	39.1%	3.4%
97212	25.0%	60.0%	-58.3%
97213	63.0%	42.0%	50.1%
97218	30.4%	44.4%	-31.5%
97232	57.8%	50.0%	15.8%

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Year to Date	2024	2023	% CHANGE
CLOSED SALES			
97211	433	442	-2.0%
97212	302	308	-1.9%
97213	390	382	2.1%
97218	170	180	-5.6%
97232	117	124	-5.6%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	594.2	599.9	-1.0%
97212	826.4	863.4	-4.3%
97213	570.6	597.6	-4.5%
97218	474.8	496.5	-4.4%
97232	705.5	672.4	4.9%