

BY THE NUMBERS

Northeast Portland – January 2025

NORTHEAST PORTLAND	Jan 2025	Jan 2024	% CHANGE
AVAILABLE INVENTORY			
97211	76	68	11.8%
97212	39	30	30.0%
97213	55	43	27.9%
97218	33	20	65.0%
97232	23	20	15.0%
AVERAGE LIST PRICE	(\$,000)	(\$000)	
97211	554.3	654.1	-15.3%
97212	847.0	1,113.20	-23.9%
97213	697.3	648.9	7.5%
97218	541.6	532.9	1.6%
97232	779.7	785.6	-0.8%
AVERAGE DAYS ON MKT			
97211	53	29	82.8%
97212	61	73	-16.4%
97213	59	31	90.3%
97218	108	85	27.1%
97232	86	59	45.8%
SOLD VS. LIST PRICE			
97211	100.0%	100.5%	-0.5%
97212	92.4%	95.6%	-3.3%
97213	96.7%	101.5%	-4.7%
97218	98.1%	97.4%	0.6%
97232	99.7%	99.0%	0.6%
MONTHS OF INVENTORY			
97211	3.8	3.2	18.8%
97212	3.0	2.0	50.0%
97213	2.3	2.4	-4.2%
97218	2.8	1.4	100.0%
97232	2.9	1.8	61.1%
ABSORPTION RATE			
97211	26.3%	30.8%	-14.8%
97212	33.3%	50.0%	-33.3%
97213	43.6%	41.8%	4.3%
97218	36.3%	70.0%	-48.1%
97232	34.7%	55.0%	-36.8%

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Northeast Portland – January 2025

Year to Date	2025	2024	% CHANGE
CLOSED SALES			
97211	20	21	-4.8%
97212	13	15	-13.3%
97213	24	18	33.3%
97218	12	14	-14.3%
97232	8	11	-27.3%
AVERAGE SALES PRICE	(\$,000)	(\$000)	
97211	510.8	524.1	-2.5%
97212	618.8	784.9	-21.2%
97213	661.9	522.4	26.7%
97218	382.4	394.1	-3.0%
97232	851.9	638.8	33.4%